

APPENDIX 2

DRAFT LETTER TO NIGEL RICHARDSON FROM THE PLANNING COMMITTEE

Dear Nigel

I hope you are well.

At a recent meeting of the Parish planning committee both residents and Councillors raised significant concerns regarding planning issues in Chigwell

We would like to invite you to the Parish to meet with both Parish and District Councillors to discuss our concerns and agree a way forward that ensures compliance with policy, in particular the Local Plan, while addressing local concerns.

The matters we wish to discuss are;

Compliance with policy T1 - in particular reduced parking allocations for flatted proposals in Chigwell

Compliance with policy H2 - in particular the lack of compliance with on-site affordable housing requirements and perceived non-compliance with government viability guidance at the pre-planning stage.

Compliance with policies DM15-17 - in particular understanding how local flooding knowledge is updated for planning officers and how specific localised knowledge can be shared with planning officers.

Compliance with policies DM18-22 - in particular understanding the Sustainability checklists and how the assurances made in those are policed during the construction process.

The planning portal and the ease of use - in particular that it does not seem possible to search by applicant or company, nor is it detailed in the weekly list, making Councillors' DoI difficult.

Validity of planning applications - what information should Councillors expect to see accompanying planning applications and what is the process if they are missing?

Windfall sites - the Local Plan expects a total of 210 windfall dwellings to 2033 for the District in addition of the assessed need of 11,400 identified and agreed in the Local Plan. How is this being monitored and assessed to avoid overdevelopment and ensure the housing mix is being maintained?

Please can you contact the Parish with some possible dates and times in order a meeting can be arranged.

Kind regards