

**Committee:** Cabinet

**Date:** Thursday, 24  
October 2024

**Title:** Designation of Wendens Ambo  
Neighbourhood Development Plan Area

**Portfolio  
Holder:** Cllr John Evans,  
Portfolio Holder for Planning

**Report  
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**Key decision:** No

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## Summary

1. The Council received an application from Wendens Ambo Council for the designation of a Neighbourhood Development Plan Area on 21 August 2024.
2. In accordance with The Neighbourhood Planning (General) Regulations (Amended 2015 and 2016) the application is for the whole Wendens Ambo Parish area and the Council is required to designate the specified area as a neighbourhood area.

## Recommendations

3. To designate the Parish of Wendens Ambo as a Neighbourhood Development Plan Area.
4. The Development Plan Area as submitted by Wendens Ambo Parish Council should be approved and adopted as the Wendens Ambo Village and Clanver End Neighbourhood Development Plan Area.

## Financial Implications

5. Due to a review of our finances the Council is unable to offer Neighbourhood Plan grants. Other than Officer time required to support the neighbourhood plan process to adoption there are no other financial implications.
6. Neighbourhood Plan examination and referendum costs of £20,000 will be claimed from the government when a decision statement detailing the intention to send the plan to referendum has been issued (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012).

## Background Papers

7. 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

8.

Communication/Consultation	No consultation is required as per regulation 5A of the Neighbourhood Planning (General) and Development Management Procedure (Amendment Regulations 2016).
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	Legal implications are considered within the body of the report.
Sustainability	None
Ward-specific impacts	Clavering.
Workforce/Workplace	None

## Situation

9. On 21 August 2024 the Council received an application from Wendens Ambo Parish Council as the qualifying body for the designation of the whole of Wendens Ambo Parish Area as a Neighbourhood Development Plan Area. The application comprised a duly completed application form and a map outlining the whole of Wendens Ambo Parish Area as the proposed Neighbourhood Development Area. The application was therefore deemed complete on 21 August 2024.
10. The application includes the requisite map relating to the parish, a statement explaining why the area is considered appropriate for designation as a neighbourhood area and a statement confirming that the application has been made by a relevant body i.e. Wendens Ambo Parish Council in this case. (Appendices 1 & 2).
11. The Parish Council has stated that the proposed Neighbourhood Development Plan Area comprises the whole of Wendens Ambo Parish Area and therefore no consultation is required as per regulation 5A of the Neighbourhood Planning (General) and Development Management Procedure (Amendment Regulations 2016).
12. The Parish Council has stated that the Neighbourhood Development Plan Area is conterminous with the Wendens Ambo Parish Boundary. (Appendix 2).

The Parish Council considers that this is the appropriate area to be designated as it is the area administered by Wendens Ambo Parish Council.

13. As the application is for the entirety of the parish council area, with no part falling outside the parish boundary, the Council is obliged to approve the proposed "neighbourhood area" for the purposes of a neighbourhood plan. (Reg 5A (1), Neighbourhood Planning (General) Regulations 2012).
14. At this stage no ideas have been developed about the type of policies that the Plan would include. However, this would be led by the Parish Council and their public consultation. The Neighbourhood Development Plan will need to be in conformity with the strategic policies of the District Local Plan for it to be accepted.
15. The emerging Local Plan (2021-2041) Settlement Hierarchy identifies Wendens Ambo as one of the Smaller Villages where limited development may be appropriate within the existing built areas or if allocated within a Made Neighbourhood Development Plan or future parts of the Local Plan. Proposals for limited infill development will be supported where they are: (i) in keeping with local character, and (ii) proportionate in scale, and (iii) meet local housing needs, and/or provide local employment, services and facilities.

## Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
1. Concerns and complaints may be raised about the area designated	1. Low likelihood as the boundary is conterminous with the Parish Council which is a logical boundary.	2. Little or no impact would occur.	Publicising the designation in accordance with the Regulations.

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.

## APPENDICES

Appendix 1 – Wendens Ambo Parish Council Neighbourhood Area - Application Form

Appendix 2 – Wendens Ambo Neighbourhood Area - Area Map