

# **Yapton Neighbourhood Plan 2014**

**Revision 2019 – 2031**

## **Consultation Statement**



## 1. Introduction

- 1.1. This Statement has been prepared by Yapton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (ADC), of the Yapton Neighbourhood Development Plan 2020 (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2. The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Yapton, as designated by the Local Plan Sub- Committee of Arun District Council in September 2012.
- 1.3. The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
  - 1.3.1. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
  - 1.3.2. Explain how they were consulted
  - 1.3.3. Summarise the main issues and concerns raised by the persons consulted; and
  - 1.3.4. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

## 2. Background

- 2.1. The original Yapton Neighbourhood Plan (referred to hereafter as the Plan) was ‘made’ by Arun District Council on the 5th November 2014 following a Referendum at which 94.45% of residents voted in favour.
- 2.2. The Plan has provided a vision for the future of the parish, and set out clear policies, principles and objectives to realise those visions. The policies accorded with higher level planning policy principally the National Planning Policy Framework (NPPF) and the Arun District Council Local Plan as well as the Draft Arun District Local Plan 2011-2031, as required by the Localism Act.
- 2.3. Since the completion of the Plan, which was one of the first in the country, a lot has changed both in national policy terms and at a local level with the Arun District Local Plan which has now been adopted.
- 2.4. The adoption of the Arun District Local Plan 2018 required a review and where appropriate amendment of the Yapton Neighbourhood Plan to ensure the two documents are in alignment and reflect the new policies.

### 3. **Process**

- 3.1. We have produced at Appendix A, an outline of the consultation work we did from 2016 leading up to setting up the Yapton Neighbourhood Plan Steering Group (YNPSG).
- 3.2 In 2019 Yapton Parish Council agreed that the Plan should be reviewed and where necessary, amended.
- 3.3. It was agreed that a group comprising of Councillors and local residents should be formed to review the Plan and report back to Full Council.
- 3.4 The Parish Council appointed O'Neill Homer, Planning Consultants to support the work of the Steering Group, in giving initial appraisal of the existing Plan, and in preparing documents and giving advice on the process to be followed in amending / updating the "made" Yapton Neighbourhood Plan.
- 3.5 Early consideration of the changes necessary to make the Plan more in line with the adopted Arun Local Plan and the various ideas from the Steering Group, led to the ideas and policies which now form the revisions to the existing Plan.
- 3.6 Members of the Steering Group included the Clerk of the Council and other members of the Parish Council who brought knowledge of those community aspirations and concerns which had over recent years been expressed to the Council, as well as volunteer residents from all parts of the parish.
- 3.7 The Parish Council were given regular updates on the progress of the plan, and during 2020 PC meetings were made available via web access through Covid
- 3.8 Articles relating to the progress of the Plan have been published in the Yapton News.
- 3.9. In September 2017 ADC published a paper setting out the initial proposal for considering the housing numbers to be allocated. Three methods were identified:
  - 3.3.1. Option 1 – housing numbers identified following the original method.
  - 3.3.2. Option 2 – housing numbers identified based on perceived sustainability of the settlements – in Yapton's case 80 dwellings.
  - 3.3.3. Option 3 – percentage distribution based on deliverable HELAA sites.
- 3.10. During discussions with the District Council it was agreed which sites would qualify as the two planning applications which would meet the Housing Requirement set out in the Arun Local Plan.
- 3.11 Discussions were undertaken with the promoters of various sites to state what features the Parish would wish to see as part of a masterplan for each site.
- 3.12. The Parish Council takes a pro-active approach to discussing developments with owners and agents to try to ensure that key features are retained.
- 3.13 It was envisaged that consultation with the public would commence in May 2020, however the national Covid-19 lockdown made this impossible.

3.14 The Parish Council determined that, as the proposed modifications did not include any new housing sites, the public consultation would be carried through the following mediums:

- Yapton News (published bi-monthly and delivered to all households in the parish)
- Yapton Parish Council Facebook
- Yapton Parish Council Twitter
- Parish Council web site
- Parish Council Noticeboard
- Other Public Noticeboards – local shops

3.15 The Parish Council would make the documents available via the dedicated Neighbourhood Plan page on the Parish Council website, or on application to the Clerk of the Council by e-mailing [Clerk@yaptonpc.gov.uk](mailto:Clerk@yaptonpc.gov.uk) or by telephoning 01243 859141. These would be made available electronically or in paper version.

3.16 It was further agreed that the public would also have the opportunity to comment and have input at the Full Council meeting on the 18th January 2021.

3.17 The Plan would be advertised for 8 weeks in accordance with the Regulations. The period will run from the 22<sup>nd</sup> January 2021 to 19th March 2021.

3.18 In addition the consultation would be sent to the statutory consultees and other businesses and consultees as set out in Appendix B.

3.19 On the xxth January 2021 the Plan was submitted to Arun District Council under Regulation 15.

TO BE CONTINUED AFTER REG 14 CONSULTATION

## Appendix A

Outline of the consultation work we did leading up to setting up the YNPSG and beyond:

- 10/10/2016 Yapton Future Housing Sites Public Meeting - How will our village grow. This was the catalyst to starting the modification process. This included a leaflet, questionnaire (07/2017) and public meeting.
- 19/12/2017 after agreeing via YPC meetings agreed to update our NP. Approached Donna Moles of Arun District Council for clarification on how to get started and what would be required.
- 10/04/2018 first call for volunteers via PC meeting, advert in YN and social media. VN also sent out emails to residents who have approached the PC on planning matters in the past, including Bilsham and Flansham residents.
- 18/04/2018 Approached Neil Homer
- 05/2018 YPC meeting agreed to appoint Neil Homer and begin in earnest updating the YNP.
- July 2018 Resulting from the above a call for volunteers
- 08/2018 YPC confirmed to ADC that it would be updating its NP to align with the adopted ADC LP
- 09/2018 YN article re YNP2 followed up by social media coverage
- Meetings commence and updates at each YPC Planning meeting to ensure good public notification of progress and aspects being covered.

## **Appendix B - Statutory Consultees**

Arun District Council  
West Sussex County Council  
Natural England  
Environment Agency  
English Heritage  
Highways Agency  
West Sussex CCG  
Southern Electric  
British Gas  
Southern Water  
Sussex Police  
Historic England  
Marine Management  
South Downs National Park  
Ford Parish Council  
Barnham and Eastergate Parish Council  
Clymping Parish Council  
Walberton Parish Council  
Middleton-on Sea Parish Council

### **Other business and consultees**

Henry Adams  
Langmeads  
Domasea  
Nexus Planning  
Crayfern Homes  
MJ Gleeson's  
Barratt Homes  
Redrow Homes  
Seaward Homes  
Luken Beck  
Bonhams agents – Lisa Griffiths (Bee Community Consulting)  
Bovis Homes  
Lisa Jackson - Jackson Planning Ltd  
Landlink Estates

# **Yapton Parish Council**

## **Revision of the “made” Yapton Neighbourhood Plan**

**Public Consultation runs from  
22<sup>nd</sup> January 2021 to  
19<sup>th</sup> March 2021**

**Help to shape the future  
of the Parish of Yapton**

**Modification Proposals Documents  
available to view on the  
Parish Council’s Website  
[www.yaptonpc.gov.uk](http://www.yaptonpc.gov.uk) /  
Neighbourhood Plan 2**

**Or by contacting the Clerk by e-  
mail: [Clerk@yaptonpc.gov.uk](mailto:Clerk@yaptonpc.gov.uk)  
or by phone: 01243 859141**

Press Release

In 2016 the residents of Yapton voted at Referendum to make the Yapton Neighbourhood Plan part of the development plan for the area. Since that time the Plan has been used by Arun District Council when considering planning applications in Yapton.

The time has come to review and update the Plan to bring it into line with the newly adopted Arun District Local Plan.

Residents of Yapton are being asked to review the revised Plan and to show their support for it and to make suggestions about further policies.

The Chairman of the Parish Council said “we really want to hear from residents about the changes we are proposing to the Neighbourhood Plan. Please get involved and have your say.”

The Plan survey period runs from 22<sup>nd</sup> January 2021 to 19<sup>th</sup> March 2021 with a public Q and A at a Full Council meeting on the 18<sup>th</sup> January 2021. The Plan can be found online at [www.yaptonpc.gov.uk](http://www.yaptonpc.gov.uk) or by asking any Parish Councillor, or on request from the Clerk to the Parish Council (e-mail: [clerk@yaptonpc.gov.uk](mailto:clerk@yaptonpc.gov.uk)) .

Ends



## **The Yapton Neighbourhood Plan**

The Yapton Neighbourhood Plan was adopted as planning policy by Arun District Council in 2014 following a referendum of residents.

### **The Plan in 2020**

Arun District Council has adopted its Local Plan 2018 and expects parishes to update their neighbourhood plans to find more land for housing up to 2031.

Yapton has been given an allocation of a minimum of 70 homes to find through the NP process.

We are seeking your views on the amendments we are proposing. We want to know what is missing, what issues are important to you and whether you feel you can support the revised Plan.

There are some new policies, policies which have changed very little and some that have no changes. We have identified this against each policy. There are two sites identified to provide for the housing allocation.

A consultation under Reg 14 will run from the 22<sup>nd</sup> January 2021 and end on the 19<sup>th</sup> March 2021.

Residents and anyone with an interest should make their comments by e-mail to [Clerk@yaptonpc.gov.uk](mailto:Clerk@yaptonpc.gov.uk)

*Image 4 - Website advertisement*

As previous poster advertisement

**To be continued after the Reg14 consultation**