

YAPTON PARISH COUNCIL

NEIGHBOURHOOD PLAN 2 – REGULATION 14 CONSULTATION - RESPONSES

No:	Date received	By	Name	Summarised Response	Yapton Neighbourhood Plan 2 Steering Group COMMENTS/ACTION
1.	24/01/2021	Email	Friends of the Old Ford to Hunston Canal Group	Support for (Policy E10) the repurposing of the old canal route as it will hopefully form part of the Greenway (for non-motorised users) scheme across the county to the benefit of locals and visitors to the area and also help protect the heritage of the canal, including Burndell Bridge and hopefully most of the canal route.	Noted
2	24/01/2021	Email	Non- Resident	<p>Support for "Green Infrastructure & Development" (Page 24 of 80), and encouraging the health and well being of residents and visitors through enhancing the network of safe off-road paths;</p> <p>Support for maintaining the line of the former Portsmouth & Arundel Canal through the wording of Policies E6 and E10;</p> <p>Support for proposals for multi-user off-road access routes in the parish, as noted on Page 46/47 of 80, believing that given the financial constraints that will accompany the post-Covid recovery of the economy, these project proposals will offer significant value for money gains over yet more expenditure on road infrastructure.</p>	Noted
3	25/01/2021	Email	Eloise Short Planning Policy and Infrastructure Planning Services West Sussex County Council	<p>Thank you for consulting WSCC on the Yapton Neighbourhood Plan Review. For future reference, please send all neighbourhood planning related correspondence to both planning.policy@westsussex.gov.uk and to caroline.west@westsussex.gov.uk</p> <p>We will respond to your consultation in due course.</p>	Noted
4	25/01/2021	Email	Donna Moles Planning Policy Arun District Council	Thank you for your email and well done on getting the Reg.14 published. We will also publish the documents on our website in due course.	Noted

				We will provide our comments by 19th March 2021.	
6	28/01/2021	Email	Resident	Support for designation of Flansham as an Area of Character.	Noted
7	02/02/2021	Email	Resident	Concerns about adequate parking provision.	Noted
8	08/02/2021	Email	Eloise Short Planning Policy and Infrastructure, Planning Services West Sussex County Council	Request whether possible to provide a version of the plan review which incorporates the tracked changes into a complete document? Request for clearer versions of the policies maps as they are currently quite difficult to see and understand.	Noted The maps were also put individually onto the NP page on the parish website, and the responder advised accordingly.
9	25/02/2021	Email	David Robinson Submitted on behalf of Client	Submission that the BUAB be extended to include the approx. 1.15ha of land to the south of Maypole Lane, which includes the sites of the existing properties of Nash's Cottage and Croft Cottage	The BUAB has been extended to reflect planning permissions granted to date. The Modified Plan is not allocating further land for development.
10	27/02/2021	Email	Arun District Bridleways Group	Support for the Plan's ambition for a path network around the parish open to walkers, cyclists and horse riders.	Noted
11	03/03/2021	Email	Resident	Support for designation of Bilsham hamlet as an Area of Character within the Plan. Support for ambition to improve the existing rights of way network to include other users such as cyclists and horse riders. Submission that the BUAB would be more defensible if it extended northwards to Maypole Lane.	Noted Noted See comment under 9. above.
12	05/03/2021	Email	Deborah Shelton Asset Management Officer, Asset Management and Estates Property and Assets West Sussex County Council	E6 - Concern at inclusion of Yapton CE Primary School Playing Fields within public green space designation & part of green infrastructure network, compromising the Council's ability to create additional space at the school and meet statutory obligations. KS2 - Concern at inclusion of the WSCC Children's Services Unit (The Villages Children & Family Centre) amongst designated community facilities as WSCC needs to retain maximum flexibility regarding the uses to which its assets may be put.	Steering Group voted to remove the school playing fields as green space. Steering Group voted to retain the designation of the WSCC Children's Services Unit as a community facility.

13	07/03/2021	Email	Resident	<p>Supports the safeguards and protective measures within the Plan to prevent poor quality development, alongside a raft of improvements for local amenities.</p> <p>Concerned at designation of only one additional area of protected green space at the back of Navigation Drive and thinks should be extra public allotments on the opposite side of the village to Cinders Lane, orchards or public gardens.</p> <p>Concerns at lack of proposals for facilities for youngsters in the village, particularly teenagers.</p> <p>Concerned about lack of proposals re the combined impact of the level of local development on the wider road network, public transport and facilities.</p>	<p>Noted</p> <p>Further green space within the new developments can be protected in future revisions of the Plan, but we are prevented from designating areas as local green space until sites have been built out and the space is actually in use.</p> <p>Yapton has some good facilities for youngsters already – eg. there is the Scout Hut and the village green has skate & play parks, an outdoor gym & football goal posts. There are also other facilities nearby at Ford and Climping. The SG agreed that what is needed is more hands on social groups rather than facilities. Proposals within the YNP2 for an enhanced network of multi modal paths should also benefit youngsters by enabling them to get around more easily and safely in the future.</p> <p>Noted</p>
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14	11/3/2021	Email	Charlotte Mayall Regional Planning Lead Hampshire & West Sussex Southern Water	Have reviewed the document and have no comments to make on the proposed revisions.	Noted
15	16/3/2021	Email	Ian Johnson MRTPI Managing Director Luken Beck mdp Ltd On behalf of Seaward Properties Ltd	Objection due to housing requirements being out of date, referencing BUAB and planning consents in policy wording, the housing mix is out of date, the Lifetime Homes Standard no longer applies, design principles and aspirational works identified.	<p>Amendments to Policy H1 and the relevant objective has been made. No amendments are proposed to Policies H2 and H3 and therefore remains in place unless replaced or updated by evidence, such as the emerging Arun Local Plan which intends to update its policies on housing mix for example.</p> <p>As with all design guidance, the standards and requirements should be regarded as setting the design brief for a proposal, but the applicant may depart from them where it can be justified in the circumstances. The burden will be on the applicant to demonstrate that the Design Guide has been acknowledged, understood and responded to in a way that is appropriate to the location and nature of the proposal.</p> <p>Aspirational works are supported by the community and included in the non-statutory part of the plan.</p>
16	17/3/2021	Email	Resident	Objection to designation of Bilsham as an Area of Character on basis it is divisive with Yapton, no evidence provided to prove designation will protect against future major development, whether Bilsham meets the criteria for designation, prior consultation, imposition of designation on properties which are not necessarily of character or old.	The Designation document for Bilsham was approved by ADC's Conservation Officer.

				<p>Allegation that details relating to properties at Hobbs Court are wrong or misleading.</p> <p>Objection to inclusion of the resident's property within the AoC designation.</p> <p>Objection to inclusion of network of footpaths, footways, pavements, bridleways for any multi-use on basis of urbanisation of countryside, that it may lead to or encourage further residential development, damage to environment/biodiversity, potential for access by unauthorised vehicles or cycle racing.</p> <p>Objection to any path/pavement other than existing verge between Taylors Close and Grevatts Lane West</p>	<p>See above. Not every property within the Bilsham AoC boundary is individually featured within the document.</p> <p>The SG voted that the property should remain within the AoC boundary on the basis that it formed part of an important historic group of buildings relating to Hobbs Farm.</p> <p>Noted. However path status cannot be changed or new paths created without landowner consent. The Plan shows a desired network to be achieved over time. WSCC, as the authority responsible for highways and public rights of way, support the proposals (see 19).</p> <p>This is not contained within YNP2.</p>
17	17/3/2021	Email	Resident and local Sustrans rep. for Emsworth - Littlehampton - Petersfield- Pulborough	<p>5.2.7 Quality and Design of Housing. New housing design should make it as easy to access a cycle as access the car on the Driveway to achieve modal change in travel especially for shorter journeys. Car parking should ensure that all vehicles can be accommodated on site without the use of on street / on path way / parking</p> <p>H6 Sustainability - excellent comments</p> <p>E6 Support for this section showing a clear and positive need to ensure that when planning and housebuilding is completed the Village should be left with a robust nmu / greenway infrastructure</p> <p>E10 Fully support - the canal being protected and being repurposed into a Greenway which can be turned into an asset for the community and encourage visitors</p>	<p>Noted</p> <p>Comments supporting the desired enhanced path network noted</p>

			<p>KS1 Any new medical facility should be accessible by foot or NMU users car parking should be discouraged</p> <p>KS2 - support for an extension to the end of the village hall or similar to provide café/office support for home working and would provide a central focal point.</p> <p>The often used statement “ would provide appropriate car parking facilities” should be enhanced to encourage all modes of transport and not just cars</p> <p>Policy PK1 Line mentions that “families will remain car dependant for some time” should be removed as it gives out the wrong message on what we are striving to achieve there is clear messages from above saying we must use alternative means of travel for shorter journeys, the use of electric vehicles is growing as are electric bikes / cargo bikes 1 and we need to improve public transport</p> <p>It would be great to see a Village orchard/s created opposite Bisham store and on the land opposite Bilsham Road</p> <p>Yapton is a rat run and we need to reduce speed of vehicles especially on the main road outside the Coop - where people cross from the car park. We should consider traffic management options one of which would be a raised and coloured road - this is addition to the crossing</p> <p>The village has gone along way with supporting greater use of nmu / cycles etc we now need to create more parking spaces for cycles that are not hidden away and maybe designed too support the heritage of the village (Spark etc)</p>	<p>This idea could possibly be brought forward at a future review of the Plan.</p> <p>Attractive alternatives such as enhancements to the path network should help encourage this but will take time to achieve</p> <p>Community orchard areas are included within two developments currently underway elsewhere in the parish. Proposals to enhance the two areas mentioned could possibly be brought forward at a future review of the plan.</p> <p>See response from WSCC under Transport</p> <p>The SG voted to support the provision of cycle racks outside the village hall.</p>
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				Section on new pathways / bridle ways / new linking sections to be applauded this is exactly what we need... the ability to move in and around the village on car free routes .. not sure if i saw the route on the eastern side of Bilsham road that links the village to Grevatts lane ...	
18	18/3/2021	Email	Donna Moles Senior Planning Officer, Planning Policy Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF	<p>ADC has made a number of recommendations for amendments. These have been largely supported with the only matters of substance remaining being:</p> <ol style="list-style-type: none"> 1. The removal of PROWs from the Green Infrastructure Network; 2. The inclusion of an affordable housing policy. 	<p>The Steering Group met with ADC following the Regulation 14 consultation and has made the majority of amendments sought by ADC.</p> <ol style="list-style-type: none"> 1. Further amendments have been made to clarify that PROWs are included within the definition of Green Infrastructure as per the adopted Arun Local Plan. 2. National Policy advises that repetition of policies should be avoided. The steering group are satisfied with the current application of Affordable Housing policy. However, it should be noted that since the adoption of the Local Plan a new affordable homes product has been introduced, titled First Homes. The Parish Council will engage with Arun District Council on this matter through the emerging Local Plan process.

19	18/03/2021	Email	<p>Planning Policy and Infrastructure Planning Services West Sussex County Council Ground Floor, Northleigh, Chichester, West Sussex, PO19 1RH</p>	<p><u>Strategic Transport Assessment and Site Allocations</u> WSCC supported ADC with the preparation of the Strategic Transport Assessment. Mitigation measures were included in the Infrastructure Delivery Plan that accompanies the Adopted Arun Local Plan. The size and location of proposed site allocations were taken into account when considering if further transport evidence is required at this stage. The overall level of development proposed in the YNP review is in accordance with the forecast estimate of background traffic growth assumed in the STA which indicates there will be no severe impacts on the transport network that cannot be satisfactorily mitigated. The STA indicates over the plan period traffic conditions are likely to worsen in some locations or lead to congestion in previously uncongested locations. Therefore as development takes place there will be a need for improvements and/or financial contributions to be secured towards these improvements. The CC have no overriding concerns about the traffic impacts of the YNP review. Site specific matters in the review will need to be tested and refined through the development management process or consultation.</p> <p><u>Minerals and Waste</u></p> <p>Referencing the Minerals and Waste Plans and their relevance to the area.</p> <p><u>Specific Comments</u></p> <p>Policy H7 Light Pollution</p> <p><u>Green Infrastructure and Environment</u></p> <p>WSCC support the modified wording to recognise the benefits of bridleway status rather than simply pedestrian and cycle routes, highlighting the importance of routes suitable for all NMUs. The GI map highlights the lack of bridleways in this area and</p>	<p>Noted</p> <p>The proposed amendments have been made.</p> <p>This policy has been removed from the plan</p> <p>Noted</p>
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20	19/03/2021	Email	Stuart Crickett Director – Head of Guildford Planning Strutt & Parker, Somerset House, 222 High Street, Guildford, GU1 3JD - on behalf of Barratt David Wilson (BDW) Southern	Generally supportive of the modifications with recommendations for minor amendments. Objection to net gain requirement and 10% minimum.	The majority of recommendations have been accepted or is anticipated will be dealt with through amendments proposed by ADC and adopted by the steering group. The policy requirements in relation to biodiversity net gain reflect the priorities of the Government’s 25-year

					Environment Plan which includes embedding an 'environmental net gain' into development proposals. Natural England welcome this commitment and the NPPF now requires plans to secure measurable net gains for biodiversity (§179b).
21	19/03/2021	Email	Lisa Jackson Lisa Jackson Jackson Planning Ltd Fox Barn, Lower Chute, Andover, Hants, SP11 9DU – on behalf of Landlink Estates	Objects to BUAB amendments, modification approach, inclusion of design guidance and a large proportion of the modifications and some aspirational works. The response also acknowledges the changes to the Use Class Order that have come into effect.	<p>The Modification Statement details the adopted approach. Planning Practice Guidance Paragraph 106 Reference ID: 41-106-20190509 states: "Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan."</p> <p>The wording of policies BE1, KS1 and KS2, and consideration of parts of these policies and how they operate, have required some modification due to the new Use Class Order.</p>
22	19/03/2021	Email	Richard Franklin Richard Franklin Highways England, Bridge House 1 Walnut Tree Close Guildford, Surrey GU1 4LZ	Highlighting that any further development beyond that which is already consented will require the A27 Yapton Right Turn Lane mitigation to be in place prior to any occupancies.	The proposed amendments have been made.

23	19/03/2021	Email	<p>Sophia Thorpe Sophia Thorpe MRTPI Director and Residential Lead – Planning RPS Consulting UK & Ireland 20 Western Avenue Milton Park Abingdon, Oxfordshire OX14 4SH on behalf of client Keith Langmead</p>	<p>Request that in the future, the heads of each part of the Langmead family (including their client) with their respective land interests around the village are consulted directly on matters that affect their respective landholdings.</p> <p>Should the plan be considered at an examination then they reserve the right to participate on behalf of their client.</p>	Noted
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21/9/2021