

## **Yatton Neighbourhood Plan Summary of representations submitted to the examiner**

This document summarises the comments received by the Council on the submitted Yatton Neighbourhood Plan. The examiner has viewed the complete comments which were submitted, and it is the full comments on which he has based his examination report and modifications.

### **1. Background**

The Yatton Neighbourhood Plan was submitted to North Somerset Council for independent examination on 21 February 2018. The plan was then publicised for a six-week period of consultation between 8 January 2018 and 19 February 2018. Comments received were forwarded to the examiner for consideration (see section 2 below).

During the Examination a second six-week period of submission consultation was undertaken on a revised consultation statement and basic conditions statement between 8 October 2018 and 19 November 2019 (see section 3 below). These comments received were also forwarded to the examiner for his consideration.

The examiners role was to consider whether the submitted plan met the necessary basic conditions, or whether with modifications it was capable of meeting the basic conditions. He concluded that the latter was the case and recommended a number of modifications as a result. North Somerset Council resolved at Executive on 5 February 2019 that the plan with modifications met the basic conditions and complied with other necessary provisions and should proceed to referendum.

### **2. Summary of representations received to submission consultation January/February 2018**

Details of the consultation undertaken in the preparation of the Plan are given in the Statement of Community Involvement which were submitted by Yatton Parish Council along with the Plan for examination.

The Plan underwent a period of consultation after being submitted to North Somerset Council for examination in January and February 2018. This is known as “submission consultation”, or “regulation 16 consultation”. The Plan attracted representations from 25 respondents at this stage. North Somerset Council also submitted comments to the examiner. The following paragraphs provide a summary of the points raised.

#### **General**

Two representations raised no particular comments and a further five did not specifically relate to the Plan content. Five persons/organisations expressed general support for the Plan. Objection was raised to the apparent lack of evidence base produced to support the plan and the limited amount of reasoned justification for the policies. Reference was made to the need to reference the maps correctly

#### **Business policies BP1 and BP2**

There was limited comment specifically on this section, although it was suggested that policy BP1 access to and within the village to facilities- should be more correctly located in the Transport section.

One respondent recommended that the area defined as the central part of the High Street in policy BP2 should be increased in size.

### **Transport policies TP1, TP2 and TP3**

There were many comments relating to the transport section of the Plan and in particular general support for traffic calming and measures to improve pedestrian and user safety (from removing HGV's to improving pavements and crossing points). Concern was expressed by one respondent that the policies were not strong enough.

Although not included in the plan there were differing views about the merits of a Yatton bypass with one respondent calling for a bypass and two against the idea. Again, although not specifically addressed in the plan there was support for extending the Strawberry Line to Clevedon.

### **Housing policies HP1, HP2, HP3, and HP4**

There was equal objection and support for Policy H1 Strategic Gap (two both for and against), with one of these suggesting it should be bigger.

There was support for the allocation of the Titan Ladders site in policy HP2, subject to detailed considerations relating to drainage, impact on adjacent residents and density, although concern was raised by two respondents that more housing land should have been identified within the Plan.

There were two objections raised to policy H3 Affordable Housing on the grounds that the policy approach was not supported by the NPPF.

Policy HP4 Sustainable Urban Drainage Systems attracted a number of comments namely that it was unnecessary as North Somerset Policy DM 70 already covers this, it needs a test of harm, pumped drainage systems should be avoided.

### **Environment policies EP1, EP2, EP3 and EP4**

Local Green Space policy EP2 was supported by two representors who considered that additional sites should also be added. There was however an objection raised to the policy on the grounds that the Plan does not contain any evidence to justify the designations.

There was one objection to policy EP3 on amenity areas on the grounds that it would be impractical to insist that all development proposals should include amenity areas with indigenous trees. There was also an additional representation that there was generally not enough regard within the plan to the importance and need for the protection of trees and woodlands, particularly ancient trees.

Support was expressed for the dark skies policy EP4 from one individual.

### **Other issues raised and omissions within the plan**

The following were suggested as missed opportunities within the plan

- Allocation of a new site for Yatton Rugby Club
- No mention of the impact of the airport flight path on Yatton
- Developers should be required to contribute towards enhance train services

### **3. Summary of representation received to the second submission consultation on revised Consultation Statement and Basic Conditions Statement October/November 2018**

Two responses were received in relation to the second submission consultation undertaken by North Somerset Council between 8 October and 19 November 2018.

The first was from Natural England confirming they had no comments to make on the revised documents.

The second was from Persimmon Homes which re-iterated previous objections in relation to Policy HP1 (Strategic Gap) and policy EP2 (Local Green Space) and raised concerns over the perceived lack of landowner consultation during the regulation 14 consultation undertaken by the Parish Council on the draft Plan in 2017.

**March 2019**