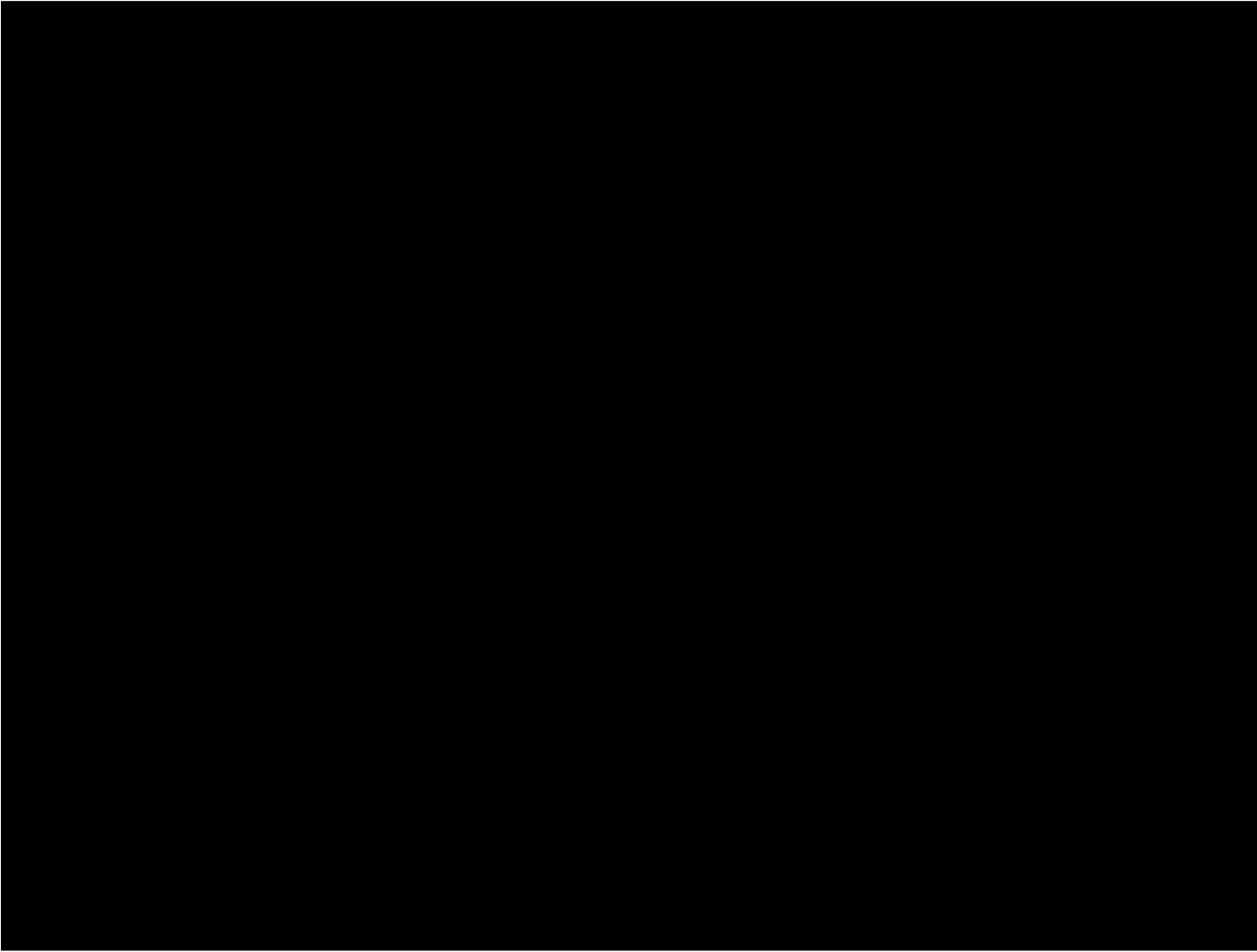




From: Stephen Crossley [REDACTED]
Sent: 23 March 2015 19:15
To: Simon Davis
Subject: Yapton NP - Old Coal Yard

Dear Simon,

Minutes and extracts as discussed.

The Group were at a loss to understand why SA5 (Old Coal Yard) had been removed from the Plan as it was brownfield and for only four houses.

*.....moved onto the more controversial changes required by the Examiner and AF posed the question whether there was any leeway at all in accepting these modifications
If the modifications were not accepted it was very likely that the Group would have to delay production of the plan*

I could not contact our ecologist this evening but will be doing so in the morning as I hope and we would be very grateful if we can be given the opportunity of further qualifying the ecology of the site as part of the current application.

Kind regards

Stephen



YAPTON NEIGHBOURHOOD PLAN

Plan examination meeting minutes

For more information about Neighbourhood plans and the project visit our website at www.ynp.org.uk

Meeting number ____ 44 ____

Date : 2nd September 2014

Present:

Andy Faulkner (AF) (Chairman)
Richard Taft (RT) (Deputy Chairman)

Ann Boxall (AB)
Peter Midgley (PMY)
Pat Mills (PM)
Tricia Wales (TW)
Joanna Williams (JW)
David Tansley (Yapton Parish Council Clerk) (DT)

Donna Moles (Arun District Council) (DM)
Martyn White (Arun District Council) (MW)

Apologies for absence

Alan Misslebrook (AM)
Gill Henry (GH)
Leon Robinson (LR)

1. Welcome

AF opened the meeting and welcomed DM and MW from Arun District Council. Members of the Group introduced themselves. The meeting had been arranged to discuss modifications proposed by the Examiner with ADC.

2. Yapton NP Examiners Report - Recommendations

Before going through the recommendations that the Group agreed with, PMY expressed his disappointment that the concept of Yapton remaining a village was not reflected in the Examiner's report. However, DM thought that this had been covered in how the Plan had been written and also in paragraph 5.9 on page 11 of the examiner's report. "This approach is both appropriate in development management terms, and respects the existing compact settlement pattern of the village." However, the Group felt that the essence of Yapton as a village had not run through the Report.

Policies E1, E2, E3, E7, E8, E9, E10, BE1, BE2, IN1, IN2, IN3, KS1 and KS2 were discussed. PMY felt that the original wording in Policy E7 regarding provision of green spaces in any new developments mentioned on page 24 in para 5.61 of the Examiner's report flowed well and he could see no reason to delete it. DM drew his attention to para 5.63, and said that this point could be reviewed when the plan was updated in 5 years' time, when it could be evidence-based.

It was agreed that following the examiner's recommendations Policy E9 would be split into three separate groups to cover (1) Conservation Areas, (2) Listed Buildings and Buildings or Structures of Character and (3) The former Portsmouth and Arundel Canal, and re-numbered accordingly as E9, E10 and E11. DM agreed that the final paragraph in the former Policy E10 regarding the receiving of waste water which the examiner had removed, could be re-instated.

AM asked why the examiner had insisted on the separation of "land-use" and non-land-use" throughout his report. DM said that this separation had come as a result of guidance from the DCLG. Matters relating to "non land-use" could remain in the Plan but needed to be placed towards the rear of the document as something to be considered and concerned about, but they should not be included within the planning policies.

Therefore it was agreed that the first two paragraphs of IN3 will become IN1. AF advised that in the Infrastructure section of the Regulation 15 Submission version of the plan that the bus company providing the 66 service has changed from Stagecoach to Compass. DM advised that this fact should be amended in the final Referendum version of the plan.

The Group agreed with the changes suggested by the Examiner detailed above.

Discussion moved onto the more controversial changes required by the Examiner and AF posed the question whether there was any leeway at all in accepting these modifications. DM stated that there was none as there would have to be very strong evidence based reasons if the Group disagreed with the examiner, which we actually had not got. If the modifications were not accepted it was very likely that the Group would have to delay production of the plan to find alternative sites and present these again to the local community for their approval before proceeding. However there were no further small sites available in Yapton. It was agreed that this would then leave the village open to the risk of speculative development.

Policies BBI, HI, SAI, SA2, SA3, SA4 and SA5 were then discussed. PMY asked why the shaded area on the Built Up Area Boundary map required removal, when the residents of this area, although not strictly part of Yapton parish, were being invited to vote in the NP Referendum. It was the Group's opinion that in the interest of clarity, this area should be retained. DM replied that this was not an unusual event in NP terms, but most villages in the district that were in close proximity to each other had chosen to join together as a cluster to produce a Plan, e.g. Barnham and Eastergate. She said that there had always been an option for us to produce a joint Yapton and Ford NP and AF confirmed that Councillor Ricky Bower suggested this at a joint Parish consultation meeting with ADC, Yapton, Ford and Clymping in connection with the Local Development Framework on 24th January 2011. It was reluctantly agreed that the shaded area should be removed from the above map.

Regarding policy HI, AF advised DM how Yapton's allocation had been amended from 200 to zero and then to 100. DM said that if the Group had not been happy with the allocation it should have been challenged at the outset of the Plan. AF said that he had challenged the figures on several occasions on behalf of the Parish Council but was always told that a decision was awaited and would be provided at a later date.

As no answer had been forthcoming the Group had worked on an allocation of 100 houses with a 20% buffer and Yapton actually exceed ADC's Parish allocation. DM reminded the Group that 100 houses was a minimum figure which the Group confirmed they were fully aware of.

The suggested increase of houses on sites SA1 and SA2 suggested by the examiner was discussed. AF said that he had been unable to find local housing density figures but had found some for Woking in Surrey on the internet. 50 to 70 houses per hectare were classed as high density, 25 to 49 as medium density and below 25 per hectare as low density. RT suggested that the high density figure would have to be blocks of flats but MW disagreed saying that it was not always necessary for houses to have gardens if there were adequate communal green spaces. TW suggested that these communal green spaces often ended up as magnets for graffiti and anti-social behaviour but MW said it was the responsibility of the residents to prevent this.

AF asked if it were possible to reduce the amount of houses that the examiner had suggested for Sites SA1 and SA2, in the light of the 19 houses being built behind the Co-op which would almost certainly receive planning permission as the site had already been approved as two separate allocations. DM stated that if we contested the examiner's modifications this would delay the Plan. AF advised DM and MW that the original proposal for houses on Policy site SA1 submitted for consultation with the community had been 20. This has now risen to 38 houses, due to the Landowner increasing the land available on this site. DM reminded the Group that the above sites would have to submit a planning application and at this stage an objection could be submitted to the number of houses proposed. This was positively received by the Group.

It was agreed that Policy SA2 was the only brownfield site in Yapton. AF said that in the past a planning permission on part of the site had been turned down because of the access problem but this would have to be resolved by the prospective developer. DM said that, once again, negotiation about numbers could take place when planning permission was sought. A question was asked about the allotments presently situated there. DT said that there was at present no waiting list for allotment places, although with the increase of population in Yapton this situation was likely to change. DM said that this would again be decided when a planning application was put forward.

The Group were at a loss to understand why SA5 had been removed from the Plan as it was brownfield and for only four houses. TW reminded that Group that the reason the examiner had given was that it would extend the "sprawl" of the village too far.

In Policy SA2 Bilsham Road had been incorrectly named Bilsham Lane. DM requested that these be corrected in the Final Referendum version of the plan.

3. Agreement of Modifications

In the light of the above, it was agreed following a unanimous show of hands that the Yapton NP Group would accept the modifications contained in the Examiner's report and the plan could now proceed to Referendum. TW asked what weight the Plan would carry in its present stage, bearing in mind the planning decision that was going to be made on the application for 100 houses north of St Mary's church which would take place before the NP Referendum. DM advised that any decision made by ADC would have to take into account the content of the emerging NP.

DM urged the Group to put a positive light on the modified Plan when putting it before the community at DID5 in advance of the referendum, by explaining that the greenfield Grade I agricultural sites that have been deleted by the Examiner would now be protected from development.

DM requested an e-mail copy of the final modified plan to be provided to her by Wednesday 10th September 2014. Her offer to print the two hard copies required was accepted gratefully by AF as this would prevent unnecessary delivery journeys being made.

AF would ask Chris Bowden to produce the final plan incorporating the agreed modifications.

Action - AF

DM suggested that after the Final Plan had been produced it would be a good idea to maintain a log of items that we might wish to amend or include in the future.

4. AOB

No further business was declared.

In conclusion AF thanked all those who had attended for their contribution at the meeting.

Andy Faulkner

Chairman

Richard Taft

Vice Chairman

Date
