



Yatton Neighbourhood Plan

Parish Meeting

Monday 21st March 2016



- Following approval of the designated NP area a Working Group was established and 4 Plenary sessions have been held since July 2015
- NSC allocated a Planning Officer to support the Group - Graham Quick
- A smaller working group has met on several occasions to progress the consultation process.
- A hundred residents survey was undertaken in the precinct in July and 4 key questions were asked: main thing you liked about Yatton; disliked; what should be improved; what should the N. Plan address for the future?
- The key messages from this structured the wider consultation which could be undertaken online or by paper copies from October to January.
- Just under a thousand were returned representing the views of individuals and households.



Response to public consultation

- Under 30s are particularly badly represented. Census age bands are wider than ours so are not directly comparable, but we have most likely sampled less than 10% of the 16-35 year olds in Yatton.
- Need to undertake consultation with children and young people.
- Older age groups are reasonably evenly represented.
- There was little evidence of any gender difference in responses.
- Postcodes evidenced that the consultation covered a wide geographical area



Findings – 5 key themes

The main issues that emerged from the Neighbourhood Development Plan questionnaire are listed below. They correspond to the following North Somerset Planning Policy categories:

1. Traffic and highways;
2. Local services;
3. Business;
4. Housing;
5. Environment.

Each is accompanied by a proposed course of action for the Parish Council which were approved at a full Parish Council meeting on 14th March 2016.

NB Similar to findings of Village Character Statement 2002



Traffic and Highways

a) Heavy Goods Vehicles 81% negative impact and consistent with other consultations

b) Traffic Congestion 77% of Yatton residents said that traffic congestion has a negative impact on their quality of life.

c) Inconsiderate parking the third most important negative influence on the quality of life in Yatton is inconsiderate parking, selected by 47% of residents. The main problem is obstruction of pavements with parked vehicles.

d) Safe routes Amongst residents, the third most highly ranked reason for accepting new development was if this was accompanied by safe pedestrian and cycle routes to Clevedon

Proposed that the Parish Council agrees that we discuss traffic issues with Congresbury Parish Council, jointly apply for funding for a Traffic Assessment and consultation for a TRO, then bring the results back to the Councils for full discussion and possible approval.



Local Services

NHS Dentist

30% of residents say they are inconvenienced by the lack of an NHS dentist in Yatton.

Clevedon does have an NHS dentist but public transport links between Yatton and Clevedon are poor.

The Neighbourhood Plan Working Group should propose that Yatton Parish Council:

- Holds talks with Yeo Vale Medical Centre about the possibility of including an NHS dentistry practice in the mooted new Health Centre.
- Holds talks with North Somerset Councillor Jill Iles about possible solutions.
- Emphasises to both these parties the importance of a well-served bus stop near to the new Health Centre.



Village Precinct

35% of residents are concerned about the shabby and unwelcoming appearance of the precinct.

The Neighbourhood Plan Working Group should propose that Yatton Parish Council:

- Opens a dialogue with the owner of the precinct with a view to creating a partnership.
- This could include seed funding from the Parish Council to kick-start projects such as small craft businesses in unused units.
- Seeks advice and guidance from North Somerset Council on how to regenerate town and village centres.



Scale of New Developments

From the results of the Neighbourhood Development Plan Questionnaire:

- 91% of residents consider it acceptable to build houses on brownfield sites
- 88% of residents consider it unacceptable to build houses on greenfield sites
- 95% of residents consider it unacceptable to build houses on land requiring additional flood protection
- 22% of residents say that development totalling more than 250 new homes would be unacceptable.



- The term “visual character” is easy to understand but hard to define.

The Neighbourhood Plan Working Group should propose that Yatton Parish Council holds a residents’ photographic competition.

- Entrants would submit two images: one of what they consider the best of Yatton’s built environment, one of what they consider the worst.
- The competition winner should receive a prize.
- The competition entries will provide a portfolio of building styles that residents like and dislike, which can be used to inform future planning decisions.

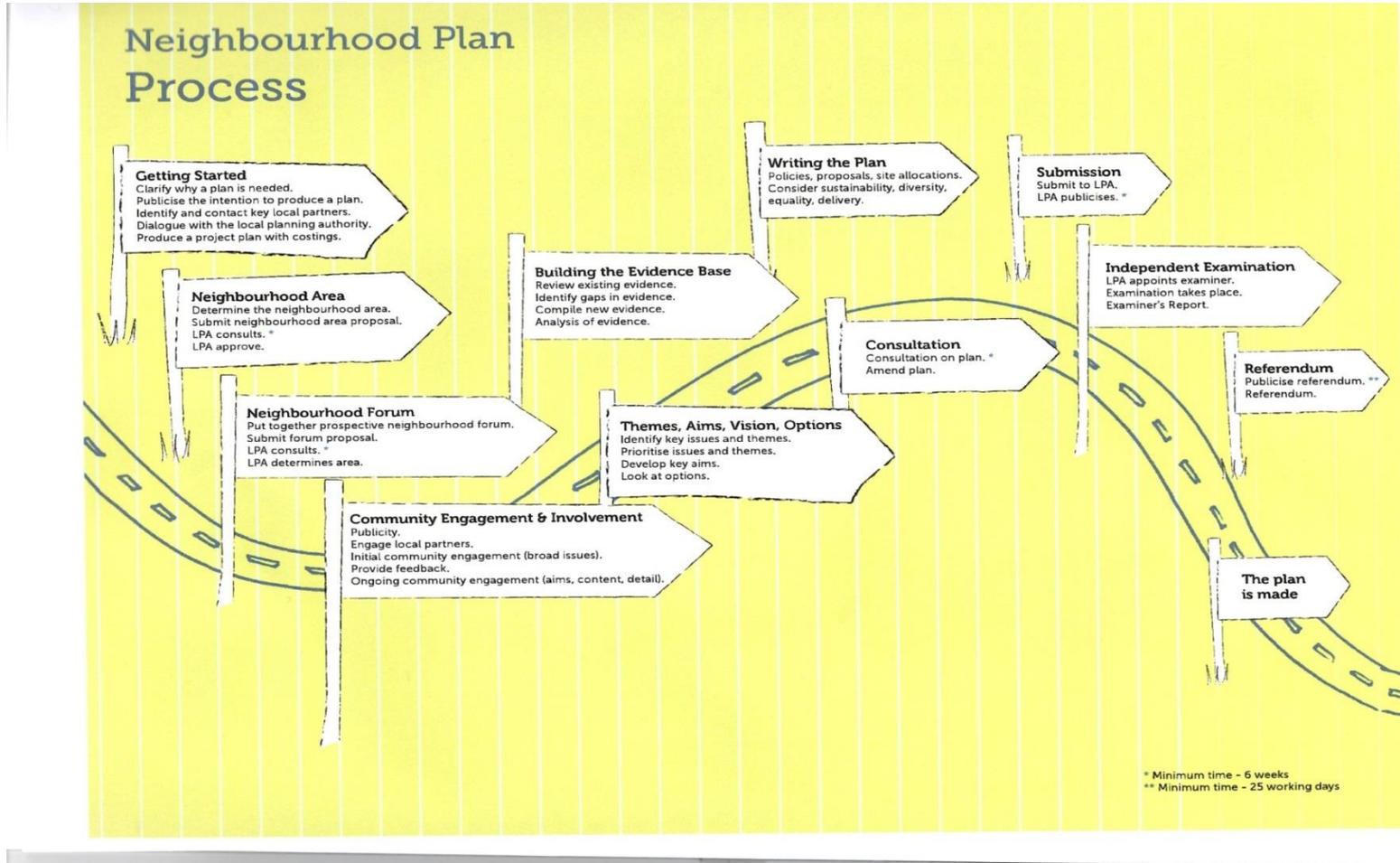


Environment

- The results of the Neighbourhood Development Plan Questionnaire show that residents value environmental benefits very highly.
- 68% of residents included an environmental benefit amongst their list of “the six best things about Yatton.” the great outdoors – Cadbury Hill, the Strawberry Line
- Propose that the Parish Council adopts some policies that reflect these issues. In particular, these should specify that development will only be approved in locations where specific criteria are met that ensure there will be no further adverse impact on the environment and rural character of the village.



What next ?





Working groups

- Individuals or organisations to focus on the key themes.
- PACT priority agreed at recent AGM to support Traffic and Highways.
- Identify appropriate sites
- Undertake Site Allocations Plan draft consultation – 28th April
- Through the ‘Emerging N.Plan and Policies’ we can influence current and future applications.



The allocations are:

Yatton

- | | | |
|----------------------|------------|------------------------------|
| • Wemberham Lane | 24 | No current consent |
| • Oxford Instruments | 51 | Full planning permission |
| • Bloor Homes 1 | 150 | Full Planning permission |
| • Yatton station | 21 | No current consent |
| • Hallam | 170 | Agreed 8 th March |
| • Bloor 2 | 200 | Agreed 8 th March |
| • Persimmon Grange | 80 | No consent |
| • Total | 696 | |

Total for Service Villages 1247