



DECISION OF COUNCILLOR ELFAN AP REES

THE EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS AND
TRANSPORTATION, CONCESSIONARY FARES, CAR PARKS, HOUSING, GYPSIES AND
TRAVELLERS AND ECONOMIC DEVELOPMENT

WITH ADVICE FROM
THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

DECISION NO 14/15 DE 270

SUBJECT: Yatton Neighbourhood Area

Background: Yatton Parish Council is undertaking to produce a neighbourhood development plan for Yatton village. The first step in this process is to designate a neighbourhood area to which the neighbourhood development plan will relate. This is formally designated by North Somerset Council under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The parish council intend to prepare two separate neighbourhood plans, one for Claverham village and the other for Yatton village, by dividing the parish into two neighbourhood areas. Between them the two neighbourhood areas will cover the whole of the parish of Yatton. A separate decision notice has been prepared for the Claverham neighbourhood area application.

Yatton neighbourhood area: Yatton Parish Council submitted an application to designate a Neighbourhood Area on 9 February 2015. The proposed Neighbourhood Area relates to the part of the parish of Yatton which covers Yatton village and surrounding area, as shown on the map submitted with the application. This was duly advertised by North Somerset Council in accordance with the above regulations.

Five responses have been received, all either in support or neutral on the issue.

The geographical division of the parish into two neighbourhood areas appears logical, as the boundary appears to follow clearly definable features on the ground. In terms of the principle of dividing the parish into two to prepare separate neighbourhood plans for Claverham and Yatton there appears also to be some logic to this. Yatton is one of the largest parishes in North Somerset. Although the two settlements of Yatton and Claverham are closely related with Claverham residents relying for a large part on Yatton for many services, there is a distinct difference in scale and character between the two villages with differing planning issues which could be better addressed by separate neighbourhood plans. As the Parish Council have suggested in their submission letter, the creation of two plans will allow both

villages to shape their future development needs whilst allowing them to focus on the specific issues relating to each community.

The Parish Council has formed two working groups (one for each plan) both comprised of residents and Parish Councillors. They recognise it will be appropriate to work together on areas of the plans where there are shared issues and both groups are required to report to the Planning Committee as they have no decision making powers.

Yatton is the larger settlement with an increasing population approaching town status with retail, business, industrial and transport issues which may be addressed by the neighbourhood plan. Preparing a separate plan would mean that the Claverham plan would likely to be progressed more quickly.

DECISION: The application for the designation of a Neighbourhood Area for the village of Claverham and surrounding area (as shown in the submitted plan on 9 February) is approved in accordance with the application received on 9 February 2015.

Reasons: The designation of the Neighbourhood Area is a pre-requisite to enable Yatton Parish Council to produce a neighbourhood plan for Claverham village. The boundary chosen for the neighbourhood area appears logical and is without objection. Close working between the two neighbourhood plan groups will be necessary at some stages and the parish council have acknowledged this.

Other Alternatives Considered: Designating the whole of the parish as one neighbourhood area and preparing one neighbourhood plan may have the advantage in terms of availability of some census information and ensuring a co-ordinated approach to any cross-cutting issues should they arise. However, this is largely over shadowed by the advantages splitting the parish into two separate areas.

Risk Assessment: There are no specific risks associated with the designation of the Claverham Neighbourhood Area.

Financial Implications:

The decision is within the relevant budget of the Directorate and the overall budget is not projected to be overspent. Government funding is available to cover North Somerset Council's costs in advertising the neighbourhood area application and arranging the examination of the submitted Neighbourhood Development Plan and any resultant referendum. Yatton Parish Council is also able to access Government funding for its work on drafting the Plan.

Implications for Future Years:

The approval of the Neighbourhood Area does not have any direct budgetary implications. North Somerset Council is required to fund the examination of the plan and any resultant referendum, the costs of which it is anticipated can be borne by Government funding.

Signed.....

The Executive Member for Strategic Planning, Highways and Transportation, Concessionary Fares, Car Parks, Housing, Gypsies and Travellers and Economic Development

Dated.....

Confirmation of Advice Given

Signed.....Director of Development & Environment

Dated.....