

Yateley, Darby Green and Frogmore Neighbourhood Plan Regulation 16

Summary of Representations

Rep no	Name and Organisation (if applicable)	Summary of Representation
001	Forestry Commission	<p>The Forestry Commission is not in a position to input into the consultation process for Neighbourhood Plans.</p> <p>Further information is presented to assist with site allocations and renewable energy obligations.</p> <p>The Forestry Commission encourages neighbourhood planning groups to consider the role of trees in delivering planning objectives as part of a wider integrated landscape approach.</p>
002	Highways England	No comments to make on the plan.
003	Obsidian Strategic	<p>Comments relate to SANG</p> <p>Request the NP is modified to refer to the new strategic SANG on land adjacent Eversley Road between Yateley and Eversley Cross as approved by PINS ref APP/N1730/W/21/3273529 dated 15th October 2021 (application 20/02308/FUL).</p> <p>This will provide a 16 hectare SANG but also ensure the open space and prohibit coalescence between the two settlements.</p> <p>The zone of influence/ mitigation of 4km incorporates substantial areas of Yateley Parish and Yateley village. Reference to the SANG would make the Neighbourhood Plan more accurate, up-to-date, and complete.</p>
004	Sport England	<p>It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99.</p> <p>It is also important to be aware of Sport England's guidance available (developing planning policy, provision of new or improved sports facilities, impact of new housing on demand for sport – active design guidance) and statutory consultee role in protecting playing fields and the presumption against the loss of playing field land.</p>
005	Surrey County Council	No comments to make on the plan.

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006	Transport for London	No comments to make on the plan.
007	Wilf Hardy	<p>Policy YDFNP2 – if the goal of being zero-carbon by 2040 (Hart DC) is to be reached then building new houses that are not zero carbon seems contradictory, therefore request the following is added under a) ‘such as to Passivhaus or BREEAM certification standards’</p> <p>And</p> <p>b) should refer to solar panels forming part of the design of new properties</p>
008	Gordon Young	General support for the plan
009	Keith Winkworth	Query how can ‘provision of sufficient affordable housing be achieved (para 37) and ‘policy in favour of generous provision of affordable housing’ (para 39) if the Hart Local Plan restricts provision of affordable housing to developments of 10 or more homes or sites of 0.5 ha or more as there is no specific housing allocation for Yateley?
010	Stephen Blandford	<p>Suggest edit to para 43 to include reference to existing Hart Development Plan policies;</p> <p>Para 58 -60 climate change, various edits suggested and comment that the level of detail is unnecessary for a neighbourhood plan as national policies and building regulations cover these matters;</p> <p>Policy YDFNP2 Limiting Climate Change - policy needs to be clarified to refer to appropriate measures to apply to all new development;</p> <p>Policy YDFNP3 Promoting Biodiversity – suggest insert ‘seek to’ after ‘from an early stage’ in first para. Also to refer to hedgerows in third para.</p> <p>Para 91 insert reference to saved policy URB19 ‘Yateley Conservation Areas’ ;</p> <p>Policy YDFNP11 Telecommunications –edits to the policy are suggested to refer to ‘practical and viable’</p>
011	Tony Spencer	The NP accurately reflects the views of residents gathered throughout the NP process. It documents well the environment it sits in and its historic, economic and social development, particularly the effects of quite heavy development in the last half-century or so. Suggest that a list of grade-listed and locally listed buildings are added.
012	Natural England	NE are unable to fully assess the potential impacts of the plan on statutory nature conservation sites or protected landscapes. It is for the deciding body to determine whether

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		or not the plan is consistent with national and local environmental policies and determine if an SA/SEA is necessary.
013	Claremont Planning Consultancy on behalf of Landhold Capital	<p>Object to Policy YDFNP3 Promoting biodiversity on the basis that the policy is over prescriptive and some of the requirements unreasonable. Rather than focusing on the number of trees it would be more appropriate to encourage planting of quality trees in appropriate locations. The policy should also recognise that replacement planting is not always feasible or appropriate. Suggest the policy is amended (3rd para) to read</p> <p>Where trees must be lost as a result of development or for safety reasons, these must be replaced at a minimum ratio of 1:1 within the vicinity of the lost tree and of a species appropriate to the area <u>development must ensure appropriate replacement tree planting of native species is provided</u></p> <p>Object Policy YDFNP7 Important Views, request deletion of View 03 and supporting text, on the basis that this extends beyond the parish boundary and to protect this view seeks to influence land that lies outside the neighbourhood plan area and therefore fails the basic conditions. The description of View 03 is also factually incorrect.</p> <p>Support Policy YDFNP 12 Housing Mix and Affordable Housing as the policy now refers to proposals for older persons accommodation will be supported 'where a need can be demonstrated' and therefore accords with Policy H4 of the local plan.</p>
014	Historic England	Having reviewed the plan, we do not have any comments to submit to the examiner. We are pleased to see that several of the issues we raised at the pre-submission stage have been addressed and that the neighbourhood plan group have identified an ambition to update the conservation area appraisals and local list as a subsequent phase of work.
015	MOD -DIO	<p>Having reviewed the supporting documentation in respect of the Yateley, Darby Green and Frogmore Neighbourhood Development Plan, the MOD have an area of interest in RAF Odiham which lies 14km from the plan area.</p> <p>The plan area encompasses areas within the Statutory Aerodrome Height and Birdstrike Safeguarding Zones surrounding the aerodrome. Therefore the MOD would wish to be consulted on any proposed development in the plan</p>

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		area which consists of structures/buildings exceeding 91.4m above ground level.
016	Woolf Bond Planning on behalf of Belgrave Homes	<p>Policy YDFNP1 Delivering Sustainable Development – promote land east of Mill Lane Yateley for residential development of 9 dwellings. The plan does not address the area’s housing need by failing to allocate sites for residential or other development. The housing land supply position of Hart District Council is questioned from 10+ years to 5.2 years when assessed against the methodology in the NPPF. Request that Policy YDFNP1 is amended to allocate land for housing namely land at Mill Lane, Yateley and that the text of the policy is more flexible to allow for development on sites beyond the settlement boundary, along the lines of that set out in Shinfield Parish Neighbourhood Plan policy 1.</p>
017	Gladman	<p>Support the Vision and Objectives in principle.</p> <p>Policy YDFNP1 takes a prescriptive approach, not in accordance with the hierarchical requirements of national policy which set out a presumption in favour of sustainable development. Recommend that the policy is modified to refer to ‘residential development on land within or adjacent to the settlement boundary will be supported subject to complying with other development plan policy.’</p> <p>Suggest consideration is given to a large scale rural exception site.</p> <p>Promote land to the north of Reading Road, Yateley for development and state that this site would not lead to the coalescence of the Yateley and Blackwater settlements. The site measure 4.84ha and lies some 1.2 km from Yateley centre.</p> <p>Policy YDFNP 2 – climate change request that the part of the policy which refers to exceeding target emission rates is deleted as this would exceed statutory requirements.</p> <p>Policy YDFNP 7 Important Views – object to View 5 – this is in conflict with basic condition (a) and goes beyond being a landscape policy. The view is not publicly accessible and should be deleted.</p> <p>Policy YDFNP 8 Green Infrastructure – support the policy in principle but acknowledge that there is a missed opportunities – new sustainable growth opportunities can offer potential to provide new/improvements to local green infrastructure assets to the benefit of the community.</p>

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		<p>Policy YDFNP 9 Flood Risk – is it not appropriate to require development proposals to adhere to planning guidance which is not planning policy – Hart Causal Area pro-forma. The policy should be modified so that development proposals have regard to the proforma but are not required to adhere to it.</p> <p>Policy YDFNP12 Housing mix and affordable housing – support in principle but suggest that a housing needs assessment should have been undertaken to provide a clear picture of housing needs.</p>
018	Sarah Allen	<p>Concern that the plan does not have policies that look ahead, there appears to be more emphasis on what's happened in the past. Query the reference to smaller, starter homes and flats which would generate more homes on a site and therefore more traffic and demands on infrastructure. The plan should have identified sites for development. The plan as expressed relies on designations to protect the area from development pressures. The plan should reflect views out towards neighbouring parishes and protect these. The plan does not express what is going to be done to develop or grow the neighbourhood for future generations.</p>
019	Avison Young on behalf of National Grid	<p>As an assessment of the area has been undertaken and there are no National Grid assets (high voltage electricity or high pressure gas pipelines)in the neighbourhood plan area.</p>
020	HDC	<p>Various comments requesting polices and text are edited to ensure clarity and precision and references are up to date – including para's 3; 21; 50 -52; 53-59; 60; 64; 68; 69; 70; 85-90; 92; 97; 146.</p> <p>Map 2 - Suggest the title of the Map is changed from 'Yateley Special Protection Areas' to 'Yateley's Ecological Designations', to avoid confusion with the SPA itself; Map 15 Green Corridors – Blackwater Valley Path is difficult to distinguish in places on the map due to its proximity with the District/Parish boundary.</p> <p>Policy YDFNP2 suggested edits to clarify application of the policy including deletion of reference to Hart Climate Change Action Plan as this applies to HDC operations; insertion of 'as appropriate to the scale, nature and location to ensure a proportional response; Policy YDFNP3 suggested minor edits for clarity; Policy YDFNP4 request reference to affordable housing being interspersed amongst market housing;</p>

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		<p>Policy YDFNP5 – various suggestions to clarify application of the policy;</p> <p>Policy YDFNP6 suggest insertion ‘character or appearance’ to clarify application of the policy;</p> <p>Policy YDFNP8 suggest rewording to clarify application of the policy;</p> <p>Policy YDFNP9 request clarification as what is meant by ‘minor new build’ ;</p> <p>Policy YDFNP12 various comments from Housing team to ensure policy reflects the identified needs in the parish rather than just smaller homes;</p> <p>Policy YDFNP13 query how the final aspect of the policy will be delivered;</p> <p>Policy YDFNP15 suggest various amendments to ensure that the policy is deliverable.</p>
021	Ishbel Thomson	Support the neighbourhood plan, it is an impressive document well constructed, Yateley residents have been asked for regular feedback and this is reflected.
022	Public Health Hampshire	Welcome the recognition that health as an extension to ‘happiness’ is reflected in the document. Support the health promoting aims of cycling and pedestrian paths and better facilities for young people and providing affordable housing. Note that there is low allotment provision in the area and note the possibility of new allotment space is being explored.