

YDF Neighbourhood Plan - Analysis of residents survey

Introduction

As part of the process of developing Yateley's Neighbourhood Plan, some 7500 copies of the survey were delivered to the 21,000 residents of Yateley, Darby Green and Frogmore during February 2020.

The survey was officially launched by Cllr Gerry Crisp, Yateley Town Council Mayor, on 29 February at an exhibition of Climate Change Posters produced by students from 7 local schools with members of the Steering Group available to answer questions from residents. The event was subsequently the subject of a full page report and photos in the Fleet and Yateley News and Mail published 11 March.



On March 14, a further exhibition was held at the Darby Green Community Centre at which Richard Quarterman explained the purpose of the survey and why it was important for residents to express their views.

*Richard Quarterman
introducing the residents
survey*

By the closing date of 17 April, some 488 questionnaires had been completed.

Importance of Neighbourhood plans

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied by local government.

Neighbourhood Plans form the third tier of the NPPF of which the second tier is the Local Plan which was adopted by Hart District Council in April 2020. Such plans will enable the local residents to decide how they would wish their settlement to evolve over the next 15 years by formulating a set of policy guidelines. Neighbourhood plans will have legal status alongside the Local Plan once adopted by the residents of the Parish like Yateley, Darby Green and Frogmore (YDF) in a referendum.

Purpose of the planning system

The NPPF (paragraph 2) summarises the objective of sustainable development as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" and states "the purpose of the planning system is to contribute to the achievement of sustainable development".

The NPPF in para 149 (and footnote 48): "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures, in line with the objectives and provisions of the Climate Change Act 2008 as amended in 2019."

The survey therefore included various questions covering the topic of sustainable development including that of limiting climate change as it impacts directly on many of the Sustainable Development Goals. So undertaking actions to limit climate change will help to implement sustainable development within the Neighbourhood Plan

Planning policies and non planning activities

A neighbourhood plan can include both planning policies, used to assess planning applications, and non planning activities or priorities that a community would like to address . It provides an opportunity to express what is important to a community and how its neighbourhood should evolve – the non-planning components will just not be examined when that time comes.

If non-planning community initiatives are included in a Plan, these can be differentiated from planning policies by putting in an Annex to the Plan. These guidelines can cover all policy areas that concern a community.

Resident's survey (2020)

This survey was related to a first draft of the Plan and Annex produced by the Steering Group which were uploaded to the neighbourhood plan website <https://ydf-np.org.uk>. For each of the potential policy areas, there was both a yes/no question and space for comments and suggestions. Analysis of the 488 completed questionnaires shows that there is a 90 - 95% approval for all the major policy proposals with the exception of imposing a 20mph speed limit through Yateley's town centre.

The proposals can be divided into those which can form the basis of planning policies within the YDF neighbourhood plan (designated P in the Table) and a set of community actions (designated A) within an Annex. These policies and actions will then serve as a check list for both developers and planners. The Steering Group will be taking further advice with regards to which elements of the survey will translate into planning policy and which will form part of the non planning community initiatives.

This evidence base will also serve as the basis for requesting funding for community initiatives such as enabling buses to serve more destinations and creating/widening pavements and installing cycle lanes.

Rayner Mayer

Yateley Neighbourhood Plan – evidence base 25/06/2020
P = suggested planning policy; A = suggested community initiative

	policy		comment
CC1 CC2	Limiting climate change Changes in climate Limit climate change	A P	Zero carbon by 2050 (UK Climate Change Act) 75% have observed changes in climate 92% agree local actions required to limit climate change
BI1 BI2 BI3	Biodiversity Decline in species Increase bio-diversity Green action group	A P A A	72% have observed decline in species Green planting – new developments Existing areas 52% willing to join/support green action group
FL1 FL2	Risk of flooding Prohibit development high risk Local flooding	P A	96% agree no build within 1 in 100 year flood plain 39% aware of areas subject to local flooding
SG1 SG2 SG3 SG4	Strategic gaps No infilling How gaps can benefit environment and biodiversity Preserve Yateley common Blackbushe to common land	P A P P	95% agree to preventing coalescence between settlements See below 85% agree to preserve Yateley Common as common land. 14.5% did not reply. 88% agree that it should revert to common land
ET1 ET2	Digital infrastructure Good broadband coverage Good mobile phone	P A P A	Necessary provision 85% have good coverage Necessary provision 78% have good coverage
UE1 UE2 UE3	Upgrading infrastructure Local generation of electricity and heat Install solar electric or solar thermal Electric vehicle provision	P P A P A	93% approve local generation of heat and electricity Mandatory new build 10% have solar panels; 25% more information Mandatory new build 5% have electric vehicles; 37% consider investing in next 5 years
LD1 LD2	Sustainable buildings Good local design What constitutes such design	P A	94% agree that environmental emissions should be reduced from all buildings See below
ED1 ED2	Enhance environmental design of buildings Introduce guidelines to reduce emissions Information about measures which increase energy efficiency	P A A	Mandatory requirements for new build Formulate guidelines for existing buildings 70% would like more information how to increase energy efficiency of existing buildings

OH1	Optimising housing mix New and redevelopment	P	92% agree development to reflect local needs
OH2	Rank order of importance	P	Order ranked as starter homes, bungalows, flats
OH3	Define affordable homes	A	See below
SR1	Redevelop business premises	P	95% agree any development to reflect current needs
PH1	Protect historic buildings	P	96% agree that such buildings should be protected
DS1	Identify possible development sites	P	See below
	Sustainable transport		To reduce environmental impact of vehicular traffic
RT1	Weight limit through Yateley centre	P	95% with imposing weight limit
RT2	Speed limit	P	55% agree with speed limit of 20 mph (32 km/h)
RT3	Community shuttle bus	A	50% would use community shuttle bus if introduced in Yateley centre
RT4	Increased bus provision	A	75% would use buses rather than cars if buses served more destinations
	Active travel		
SM1	Fewer car journeys if active travel prioritised	P	72% would undertake less car journeys if active travel prioritised
SM2	Widen pavements, provide cycle lanes	P A	Provision mandatory new developments See below
	Car park provision		
CP1	Favour more car park space in Yateley centre	A	45% favour more car parking space city centre
	Leisure facilities		
LR1	Expansion existing facilities	A	55% would like existing facilities enhanced
LR2	What other provision is required	A	See below
	Allotments and community garden		
AL1	Additional space for allotments?	A	22% interested in allotments
AI2	Suggest space for allotments and community orchard	A	See below

Suggestions and comments gleaned during the survey

	Non planning activities - can you identify/suggest	Number of suggestions/ comments
BI2	<p>areas where native trees, hedgerows or wild flower meadows can be planted</p> <p><i>Suggestions include Yateley Green, Monteagle Green, smaller patches of land alongside residential roads, towards Eversley, others suggest all roundabouts and verges.</i></p>	243
FL2	<p>areas where local flooding has taken place</p> <p><i>Suggestions include Reading Road, near Horseshoe Lake, Moulsham Lane, Monteagle Lane, Marsh Lane, at the roundabout near The White Lion pub, Weybridge Mead, Mill Lane, and many comments say that Yateley is an area prone to flooding generally.</i></p>	214

SG2	<p>how strategic gaps can benefit environment & biodiversity</p> <p><i>Suggestions include designated nature reserves, wildflower meadows, stumperies, more planting of native shrubs and trees, allotments, keeping open spaces to allow for 'green lung' areas, hedgerows and common areas.</i></p>		255
LD2	<p>what constitutes good local design</p> <p><i>Suggestions include a mix of affordable, eco-friendly housing, green spaces, schools and doctors surgeries, a town centre with a good mix of useful basic shops, roads and paths in good repair, retaining character of town, sufficient parking, low-rise buildings. Many comments emphasised need to have building 'in keeping' with local design and heritage, with environmental focus.</i></p>		282
OH3	<p>What comprises an affordable home</p> <p><i>Suggestions included homes that an average family could afford to run and purchase on average local income, suitability for young buyers, with the ability to eventually own the property outright in the long term. Some respondents suggested that house prices should not exceed what could be reasonably afforded by local people, including those who are on lower salaries or who are single.</i></p>		300
DS1	<p>possible sites for further housing development</p> <p><i>Suggestions include Blackbushe Airport, the disused car garage opposite The White Lion pub, flats above shops, the vacant Bell Pub, and others suggest that there is no room and that expansion should be discouraged.</i></p>		116
RT4	<p>Reducing impact of transport</p> <p><i>Suggestions included a reliable and affordable bus service (especially to train stations and local hospital), improving conditions and awareness of local footpaths, shuttle bus into Yateley from further afield, better connections with local towns, speed limits, better road conditions, electric vehicle charging points, electric busses.</i></p>		209
SM2	<p>locations for pavement upgrades & cycle lanes</p> <p><i>Suggestions included cycle lanes to main train stations and towns locally, and through Yateley town centre towards Eversley, crossing point on Reading Road, improved pavements on Firgrove Road, Monteagle Lane, Connaught Close, Selwyn Drive, Aylesham Way and School Lane. Suggestion that pavements are needed from Co-Op to other shops near the butchers, and potholes needing improvement.</i></p>		218

CP1	<p>space for more car park provision</p> <p><i>Some respondents suggest that car parking is not a priority or that travel by car should be discouraged. Others suggest locations including on green spaces around Yateley Green, at the disused car garage site opposite The White Lion pub, or to access the Health Centre.</i></p>		148