

EAST RIDING OF YORKSHIRE COUNCIL

Report to: The Cabinet
27 May 2014

Wards:
Mid Holderness

Designation of Wawne Neighbourhood Area

Report of the Interim Director of Corporate Strategy and Commissioning

A. Executive Summary

Should they wish to do so, Town and Parish Councils can prepare a Neighbourhood Plan to set out a vision and planning policies for the use and development of land in their area. Designation of a 'Neighbourhood Area' is the first formal stage in the preparation of a Neighbourhood Plan.

Wawne Parish Council submitted an Area Application to the Council in September 2013. A 6 week consultation period followed. The Council is now required to consider the application and representations received and make a decision on the application. This report recommends that the proposed area be designated as a Neighbourhood Area as there are no valid planning reasons to suggest the area is inappropriate or should be revised.

B. Corporate Priorities 2011-2015

Maximising Our Potential
Valuing Our Environment

C. Portfolio

Environment, Housing and Planning

D. Recommendation and Reason for Recommendation

It is recommended that the proposed Neighbourhood Area applied for by Wawne Parish Council (as set out in Appendix A) be agreed with a recommendation to Full Council that the proposed area be designated as a Neighbourhood Area. The Council is required to determine the Area Application in order to comply with the Neighbourhood Planning (General) Regulations 2012.(S.I.2012/637).

E. Equality Implications

There are no equality implications.

1. Background

- 1.1 Town and Parish Councils can prepare a Neighbourhood Plan to set out a vision and planning policies for the use and development of land in their area.
- 1.2 There is no requirement for a Town or Parish Council to prepare a Neighbourhood Plan. If a Town or Parish Council chooses not to produce a Neighbourhood Plan, planning applications submitted to the Council will continue to be determined in accordance with the existing Development Plan which currently comprises the four existing Local Plans covering the former boroughs of Beverley, Boothferry, East Yorkshire and Holderness and the Joint Structure Plan for Hull and the East Riding of Yorkshire.
- 1.3 In relation to Neighbourhood Planning, the Council, as Local Planning Authority, is responsible for:
- designating the Neighbourhood Area;
 - assisting with the preparation of the Plan;
 - arranging and financing the Independent Examination;
 - arranging and financing the community referendum; and
 - adopting the Plan if it passes the examination and is approved at the referendum.
- 1.4 The Council can apply for funding to help with this process. CLG have made up to £30,000 available to Local Planning Authorities to fund their contribution towards the preparation of a Plan. This money will usually be sufficient to ensure that the Local Planning Authority receives sufficient funding to enable it to meet the legislative duties on Neighbourhood Planning. Under normal circumstances this is expected to cover the cost of the Independent Examination and community referendum. The money will be paid in three stages; the first payment of £5,000 being made following the designation of a Neighbourhood Area, the second payment of £5,000 being made when the Local Planning Authority publicises the Plan prior to Examination and the third payment of £20,000 made upon successful completion of the Examination. Local Planning Authorities can claim for up to 20 area designations (£100,000) in each financial year.

2. Wawne Parish Council Area Application

- 2.1 Wawne Parish Council is one of eight Parish Councils to submit an Area Application to the Council. It is the responsibility of the Parish Council to prepare the Neighbourhood Plan.
- 2.2 The Parish Council wish to prepare a Neighbourhood Plan for their existing parish boundary and in September 2013 submitted a request to designate their parish boundary as a Neighbourhood Area. Their application, including a plan of the proposed Neighbourhood Area, is shown in Appendix A of this report.
- 2.3 A 6 week consultation was held between 13 January - 24 February 2014 allowing the application to be publicised and brought to the attention of people living, working and carrying out business in the proposed Neighbourhood Area.
- 2.4 The application, details of how to respond and the consultation closing date were publicised on the Council's dedicated Neighbourhood Planning webpage. Copies of the application, including details of how to respond, were placed in the Beverley Customer Service Centre together with a poster advertising the consultation. The information was also advertised on parish notice boards.

2.5 Statutory consultees were consulted on the Area Application including Hull City Council and neighbouring Town and Parish Councils in the East Riding. Residents, local societies and organisations, planning agents and those who had submitted 'land bids' in the village for consideration through the emerging East Riding Local Plan were also consulted.

3. Representations

3.1 In total 14 representations were received to the consultation, and these, together with an officer response, can be viewed in Appendix B.

3.2 Most respondents were supportive of designating the existing parish boundary as a Neighbourhood Area or had no specific comments to make.

3.3 Two responses raised concerns with regards to the capacity of the Parish Council to undertake a neighbourhood plan that would represent the community at large. Whilst opposing the area application by the Parish Council in principle, the two responses do not suggest that the area covered by the application is inappropriate.

3.4 English Heritage provided information regarding designated heritage assets (such as the Grade I Church of St Peter) and scheduled monuments that the Parish Council would need to be aware of in formulating a neighbourhood plan. The offer of assistance to both the Council and Parish Council is also provided. A similar offer was made by the Environment Agency, which had no comments on the area proposed.

3.5 A more substantive representation was received from Barton Willmore on behalf of KCS Development. They have objected on the basis that their client's land is within the application area, located to the immediate north of the boundary with Hull at Carlam Hill Farm (north of Cumbrian Way, Bransholme). Barton Willmore are promoting the site through the Local Plan process, with a view to supporting Hull in delivering its future housing requirements. They state that,

“...it would be very prudent to exclude our client's site from the Wawne Area Application, given that we expect it to play a critical role in assisting Hull City Council. Thus this site would be a sustainable urban extension to the regional city of Hull and be more related to Hull (specifically North Bransholme) than Wawne.”

3.6 In addition, they suggest that their client's site should be included within a Neighbourhood Plan area for North Bransholme as opposed to Wawne.

4. Determining the Area Application

4.1 The Council is required to make a decision on the application and have regard to the desirability of designating the area as a Neighbourhood Area. In most cases it is anticipated Neighbourhood Areas will follow existing parish boundaries unless there are valid planning reasons to suggest otherwise.

4.2 In this case it is considered by both Forward Planning and the Parish Council that the existing parish boundary represents a suitable area for Neighbourhood Planning purposes.

4.3 The Neighbourhood Plan must have regard to national planning policy and be in 'general conformity' with the strategic policies in the development plan. This means the Parish Council must have regard to the National Planning Policy Framework (NPPF), Joint Structure Plan and East Yorkshire Borough Wide Local Plan when they prepare their plan. The emerging East Riding Local Plan will also be an important consideration.

- 4.4 The emerging East Riding Local Plan identifies Wawne as a Primary Village. The Proposed Submission Strategy and Allocations Documents identify that 40 new dwellings should be provided for in the village over the plan period (to 2029) and one site has been allocated accordingly. A large proportion of this site has recently obtained planning permission for residential development.
- 4.5 Although the Neighbourhood Plan cannot propose less development than is set out in the emerging East Riding Local Plan it may seek to deliver more housing. This would be supported where the scale of development does not compromise the overall development strategy for the village or the East Riding.
- 4.6 The Council cannot assume the content of the Neighbourhood Plan in determining the application. At the time of writing, the Parish Council have not clarified the exact scope of the Neighbourhood Plan and it is not known whether they would like to see additional land come forward for development. In any event, Forward Planning will continue to work with the Parish Council to support them in the preparation of their Neighbourhood Plan.
- 4.7 With respect to the comments made by Barton Willmore, the Council has discussed the matter of revising the area application boundary with the Parish Council. The Parish Council have stated that they wish to continue with the area application as originally presented, i.e. including the site at Carlam Hill Farm, to reflect the entire parish boundary.
- 4.8 Whilst the response from Barton Willmore has raised the need for the site to support housing provision in Hull, this is not a position shared by either Hull City Council or East Riding of Yorkshire Council in respect of their emerging Local Plans. On this basis, Forward Planning do not consider Barton Willmore's response raises any matters to conclude that Wawne's area application is inappropriate.
- 4.9 Therefore, it is considered that there are no valid planning reasons to suggest the proposed Neighbourhood Area is inappropriate or should be revised.

5. Next Steps

- 5.1 If the Area Application is approved, Forward Planning will publish details of the designated Neighbourhood Area on the Council's website. This will include the name of the Neighbourhood Area, a map identifying the area and the name of the body applying for the designation (Wawne Parish Council).
- 5.2 The Council has a duty to support the Parish Council in the preparation of their Neighbourhood Plan. In the initial stages, this has involved technical support and advice. The Forward Planning team will also provide planning advice in terms of good practice in plan making and how the Neighbourhood Plan can have regard to national planning policy and be in general conformity with the development plan.

6. Conclusion

- 6.1 Wawne Parish Council wish to prepare a Neighbourhood Plan and have requested the existing parish boundary be designated as a Neighbourhood Area. This reports asks that the Wawne Area Application (as set out in Appendix A) be agreed and with a recommendation to Full Council that the proposed area be designated as a Neighbourhood Area. There are no valid planning reasons suggesting the proposed Neighbourhood Area is inappropriate or should be revised.

John Skidmore
Interim Director of Corporate Strategy and Commissioning

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Background Papers



WAWNE PARISH COUNCIL

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Mr S Hunt
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Beverley
HU17 9BA

9th September 2013

Dear Mr Hunt

Re: Allocation for designation of a neighbourhood area: Wawne Parish Council

Wawne Parish council wishes to prepare a Neighbourhood Development Plan. This was approved by the Parish Council on 5th September 2013 at the monthly Parish Council meeting (ref 218).

Wawne Parish Council would like to define the whole of the Parish, see attached map, as the Neighbourhood Area.

We confirm that Wawne Parish Council is a relevant body for the purpose of section 61G of the 1990 Town and Country Planning Act.

We consider the area defined as being appropriate for a Neighbourhood Area for the following reasons:

1. The area defined covers the whole of the parish of Wawne.
2. The area defined represents the main village of Wawne and incorporates all the potential sites for development identified by the East Riding of Yorkshire Council in its Strategic Housing Assessment.
3. The Parish Council has consulted previously with residents regarding a parish plan which incorporated development in the village and this was favoured by the majority of the residents.

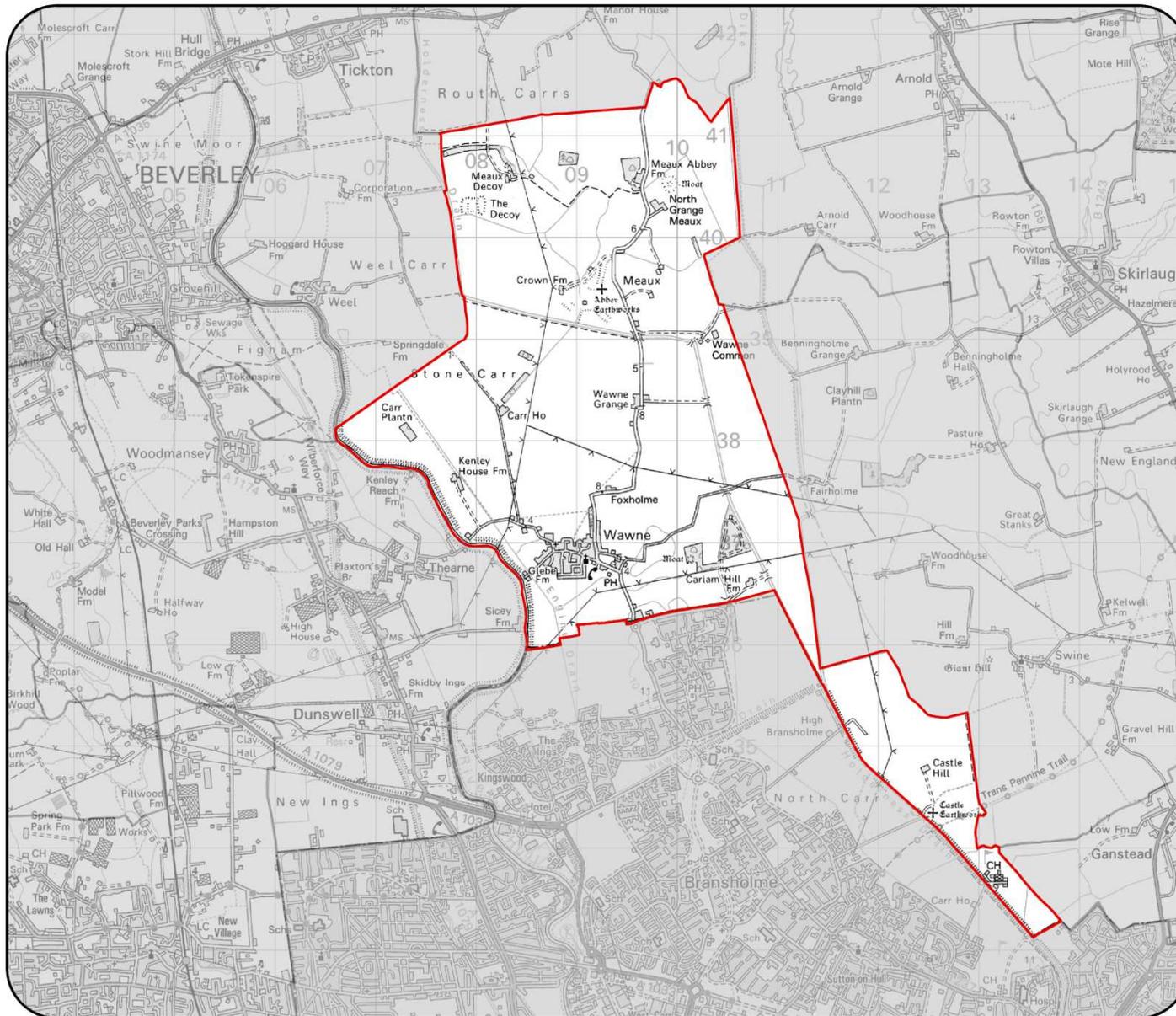
We understand that the proposal is subject to public consultation for a 6 week period and look forward to receiving a date of when that consultation period will commence.

Yours sincerely



Anne Gawthorpe
Clerk





Legend

 Proposed Wawne Neighbourhood Area

1:35,000



Map prepared by:
Forward Planning Date: 10/09/2013



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Appendix B: Wawne Parish Council Area Application Consultation: Comments and Officer Responses

Question 1 - Do you think the area proposed by Wawne Parish Council is a suitable Neighbourhood Area?

Question 2 - Do you think the boundary of the proposed Neighbourhood Area should be changed?

Question 3 - Please explain why you think the boundary of the proposed Neighbourhood Area should be changed

Question 4 - Do you have any other comments on the Area Application?

Response no.	Consultee	Question	Comment	Officer response
1	Wawne Primary School (Phil Sainter, Headteacher)	1	Yes most certainly. There are many issues, such as road layout, surface water, within the village that residents encounter every day. Therefore, Parish Council input into future planning applications is essential.	Comments noted and support welcomed.
		2	No	
		3	N/A	
		4	Having worked with the Parish Council for 7 years I have found them to be very responsive, knowledgeable and resourceful. I fully support their application.	
2	Hickling Gray Associates (Dave Hickling)	1	Yes	
		2	No	
		3	-	
		4	No	
3	INEOS/SABIC UK Petro-chemicals Limited (Geoff Glover)	1	-	Comments noted.
		2	-	
		3	-	
		4	The Ineos Teesside to Saltend Ethylene Pipeline (TSEP) is a high pressure ethylene pipeline running through the Wawne area [map provided]. Any proposed developments that may fall within the consultation zones of a Major Accident Hazard Pipeline – defined by the HSE development control guidelines – PADHI – HSE’s Land Use Planning Methodology document – then SABIC/INEOS should be consulted.	
4	Marine Management		Thank you for inviting the Marine Management Organisation	Comments noted.

Response no.	Consultee	Question	Comment	Officer response
	Organisation (Angela Atkinson)		<p>(MMO) to comment on the above consultation. I confirm that the MMO has no comments to make in relation to the above applications.</p> <p>If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website www.marinemanagement.org.uk</p>	
5	Michael Yates		<p>I am strongly opposed to the Area Application by the Wawne Parish Council to designate the Parish of Wawne for neighbourhood planning purposes.</p> <p>This would give more power to the Parish Council to plan development in this area. I would rather see these powers remaining in the hands of County Councillors and the Chief Planning Officer.</p> <p>I was the applicant for the recently approved development, WAW7.</p> <p>I can understand the problems that the Parish Council has faced recently which eventually led to the resignations of almost all the Councillors. The Chairperson and Vice Chairperson are to be admired for having remained in office through a traumatic period and deserve support rather than criticism.</p> <p>The Local Plan's references to the site identified it as "the only viable site in Wawne", with no history of flooding, concealed to a great extent by houses, trees and hedges, with a sewage system in the Village that had sufficient capacity and no expectation of any highway issues. During the following months these findings by the Planning Officers were confirmed by using sophisticated techniques. Working objectively with the benefit of Reports from the Environment Agency and internal Drainage Board and a full Flood Risk Assessment, until final conclusions of the Chief Planning Officer were on the Web for all to read. They formed the basis of his Report to the County Councillors' Planning Committee recommending approval.</p>	Comments noted. The Forward Planning team will offer guidance and assistance to the Parish Council in preparing their neighbourhood plan.

Response no.	Consultee	Question	Comment	Officer response
			<p>The Wawne Parish Council, having heard the comments of three village residents all living in Ferry Road and all with personal agendas, chose to ignore the information coming from Planning Officers and produced letters of objection on Wawne Parish Council headed paper with the purpose of distributing it among residents so that they too could object on the grounds of</p> <ul style="list-style-type: none"> - unsuitability of the site - inadequacy of the sewage system - danger of flooding - inadequacy of the drainage of surface water - fear of highway issues due to increased traffic <p>In my view Parish Councillors based their judgments on the views of three aggressive and intimidating villagers who insisted that the Parish Council should take action. I can understand how the PC felt that they had no choice but to support them, perhaps believing that their views represented the views of the whole community.</p> <p>At the following PC meeting the Vice-chairperson accepted that they had acted incorrectly and apologised.</p> <p>Had the Parish Councillors read the Chief Planning Officer's comments about the site? The CPO gives advice to Councillors. One would have expected his views to have been at least considered and for this to have been reflected in the Parish Council's own responses.</p> <p>The term "Neighbourhood Planning" has an attractive ring about it, hinting at good, fair-minded, deeply committed local folk abounding with local knowledge, bursting with their love of the village and its close-knit community, ideal men and women to make decisions about their own treasured village. It is more likely, from my recent experience, that they would respond to news of a housing development by wondering how it would affect their own property and its value on the housing market and how it</p>	

Response no.	Consultee	Question	Comment	Officer response
			<p>might impinge on their own enjoyment of village life. This is certainly what happened when WAW7 was revealed.</p> <p>My other objection is based on finance, a rare commodity at the present time, especially for local government.</p> <p>Financial support would be needed</p> <ul style="list-style-type: none"> - to organise training courses for all new Parish Councillors in the East Riding, so that they can understand their duties and responsibilities, know how to deal conscientiously and sympathetically with those they represent. No applicant should be greeted with hostility at a Parish Council meeting. This should never happen. I invited Parish Councillors to meet me at the site entrance the morning after the meeting at 9.30, or the morning after that (Saturday) so that I could show them the site which is on private land, mostly hidden from view. Nobody came on either day. Through the whole seven-month period of the campaign the Parish Councillors were making judgments about a site they had never seen. This cannot be right. On the other hand. County Councillors came from all corners of the East Riding to attend a site meeting. - to organise courses for Chairpersons of Parish Councils where they can discuss with other Chairpersons, the need for an understanding of meeting procedures and how they should ensure that they are representing and giving voice to the whole community, not just to the vociferous minority. I was the Chairperson of Wawne Parish Council for many years and found such meetings with other Chairpersons to be really helpful, especially in giving me confidence in what I was doing. - to ensure that Parish Councillors know how to deal with aggressive and intimidating members of the public and to understand that such people may not be representing the views of others, 	

Response no.	Consultee	Question	Comment	Officer response
			<p>– To improve the dissemination passing between County Councillors, Parish Councillors and Planning Officers in such a way that increases the chance of information being read. The Web is a godsend to those who disseminate, but it has to be questioned whether material disseminated in this way is conscientiously being read by recipients. How else could the Wawne Parish Council have adopted a stance that was in complete opposition to what the Chief Planning Officer was consistently recommending.</p> <p>I can understand how Neighbour Planning could benefit communities but I do not think that it would be appropriate for Wawne at the present time.</p>	
6	Joyce Yates		<p>I wish to express my opposition to the application by the Wawne Parish Council for Wawne to become a Neighbourhood Planning Area.</p> <p>Our Parish Council has seen troubled times in the last few years and faced the trauma of the mass resignation of Councillors and the subsequent depletion of numbers on the Council.</p> <p>I understand that there have recently been appointments to the Parish Council. but it is inevitable that there should be inexperience among new councillors.</p> <p>The recent application made by husband and me (WAW7) showed how inexperience can manifest itself in the decisions made by the Council, particularly in the need to feel that it is responding to the whole village when it is in fact responding to the wishes of an aggressive, vociferous and intimidating few, also the refusal to consider the findings of The Chief Planning Officer, The Environment Agency, The Internal Drainage Board and members of our village community who had relevant knowledge which could have guided the Parish Council in its deliberations.</p> <p>To give extra powers to the Wawne Parish Council at this time</p>	Comments noted. The Forward Planning team will offer guidance and assistance to the Parish Council in preparing their neighbourhood plan.

Response no.	Consultee	Question	Comment	Officer response
			would not be a wise decision and I cannot support it.	
7	Selby District Council (Diane Wilson)		Thank you for consulting Selby District Council on the application by North Cave Parish Council, Wawne Parish Council, Pocklington Town Council for the designation of neighbourhood area. As the proposed area does not abut the boundary with Selby it is anticipated that the designation will not have an impact on the Selby district, therefore, Selby Council have no objection to the Area Applications and acknowledge Woodmansey Parish Council area designation.	Comments noted.
8	Humber Archaeology Partnership (Dr Dave Evans)		We have no objections to any of these proposals, and would be broadly supportive of these initiatives. We have no detailed comments to make.	Comments noted and support welcomed.
9	Kingswood Parks Development Company Limited (submitted by Barton Willmore)	1	Yes	
		2	No	
		3	-	
		4	KDPC own and control the land between the Hull City boundary (Kingswood) and Wawne and would welcome the opportunity to be involved in the preparation of the neighbourhood plan with the parish council.	Comments noted.
10	Homes and Communities Agency (Richard Crabtree)		<p>Thank you for your e-mail of 13 January seeking the views of the Homes and Communities Agency on the proposed designation for Neighbourhood Planning Purposes by the parishes of North Cave, Pocklington and Wawne.</p> <p>The Homes and Communities Agency is the national housing and regeneration agency for England.</p> <p>I can confirm that the agency has no relevant representations to make in respect of any of the three Area Applications.</p>	Comments noted.
11	English Heritage (Craig Broadwith)		<p>Thank you for giving notice that the Wawne Parish Council has applied to East Riding of Yorkshire Council for designation of a Neighbourhood Plan Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012. English Heritage has no objection to this proposal however we would like to take the opportunity of your consultation to raise the following issues setting out the support English</p>	Comments noted. The Parish Council will be made aware of this comment.

Response no.	Consultee	Question	Comment	Officer response
			<p>Heritage is able to offer in relation to Neighbourhood Plans.</p> <p>The area identified by for Wawne Parish Council Neighbourhood Plan includes a number of important designated heritage assets, including the Church of St Peter (listed grade I) and 5 Scheduled Monuments, which are marked on the attached map and itemised on the attached Schedule. The East Riding of Yorkshire Council and the Humber Historic Environment Record should be able to provide details of all these designations, or alternatively, information can be found at the Heritage List for England website: http://list.english-heritage.org.uk/</p> <p>Additionally, your attention is drawn to the Heritage At Risk Register 2013 for Yorkshire and the Humber (http://www.english-heritage.org.uk/publications/har-2013-registers/yorks-HAR-register-2013.pdf), which may itemise heritage assets which are “At Risk” in the Wawne Parish Neighbourhood Plan area. Specifically three Scheduled Monuments have been identified as being “At Risk” which fall within the Neighbourhood Plan Area.</p> <p>Research has clearly demonstrated that local people value their heritage (English Heritage, <i>Heritage Counts</i>, 2008) and Neighbourhood Plans are a positive way to help them manage it. English Heritage wants to support you in helping communities protect what they care about.</p> <p>English Heritage is expecting that as Neighbourhood Planning Forums such as Wawne Parish Council come to you to seek advice on preparing Neighbourhood Plans they will value advice on how best to understand what heritage they have and assistance on preparing appropriate policies.</p>	

Response no.	Consultee	Question	Comment	Officer response
			<p>Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centres or local environmental and amenity groups. English Heritage also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.</p> <p>Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking historic characterisation surveys.</p> <p>English Heritage has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forums to consult English Heritage on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.</p> <p>Should a Strategic Environmental Assessment/Sustainability Appraisal be required we again have a formal role in that process.</p> <p>English Heritage will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local office may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.</p> <p>Of course the nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues it is concerned about. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the</p>	

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			<p>country, our input, agreed on a case by case basis, can help those communities reflect upon the special (heritage) qualities which define their area to best ensure that optimum and sustainable outcomes are achieved.</p> <p>To this end information on our website might be of initial assistance http://www.english-heritage.org.uk/caring/get-involved/improving-yourneighbourhood/</p> <p>Should you wish to discuss any points within this letter, or if there are issues about this particular Neighbourhood Plan Area where the historic environment is paramount, please do not hesitate to contact me.</p>	
12	Natural England (Jamie Melvin)		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan.</p> <p>Natural England, together with the Environment Agency, English</p>	Comments noted. The Parish Council will be made aware of this comment.

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			<p>Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</p> <p>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nlbr.org.uk/nlbr.php</p> <p><u>Protected landscapes</u></p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.</p> <p>http://www.naturalengland.org.uk/publications/nca/default.aspx</p> <p><u>Protected species</u></p> <p>You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p> <p><u>Natural England Standing Advice</u></p> <p><u>Best Most Versatile Agricultural Land</u></p>	

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			<p>We consider this application, in respect of the information submitted, falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements, as the proposed development would not appear to lead to the loss of over 20 ha 'best and most versatile' agricultural land. Paragraph 112 of the National Planning Policy Framework states that:</p> <p>'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.</p> <p><u>Opportunities for enhancing the natural environment</u> Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted</p>	

Response no.	Consultee	Question	Comment	Officer response
			again at consultations@naturalengland.org.uk	
13 (LATE RESPONSE)	Barton Willmore on behalf of KCS Development		<p>On behalf of our client 'KCS Development' we object to the Wawne Area Application which includes our clients site at Carlam Hill. We appreciate that the deadline for making comments was on Monday 24th February 2014, however the landowner has for a number of weeks now been trying to set up a meeting with Wawne Parish Council to discuss the area application. Unfortunately to date, the Parish Council have not been able to confirm a date to meet but we are hoping that something will be arranged very soon. Therefore we wish to formally object at this stage but hope we will be allowed to amend or make further comments once a meeting has taken place.</p> <p>As the Council will be aware, Barton Willmore have been promoting this site for housing for a number of years and are firmly of the view that this site will be required to assist Hull in delivering its future housing requirements in light of their significant constraints (high flood risk area, brownfield land, lack of suitable land for family housing and tightly drawn administrative boundary). Whilst Hull City Council have yet to accept this position, we believe that this will become apparent in due course once Hull confirms its housing target and a thorough assessment is carried out looking at the chosen target and the deliverability of the potential housing sites being put forward to meet it.</p> <p>In light of this, we consider that it would be very prudent to exclude our clients site from the Wawne Area Application, given that we expect it to play a critical role in assisting Hull City Council. Thus this site would be a sustainable urban extension to the regional city of Hull and be more related to Hull (specifically North Bransholme) than Wawne. The Wawne Area Application is accompanied by a letter dated 9th September 2013 which sets out that the area defined is appropriate for a Neighbourhood Area for three reasons. One is that the area represents the main village of Wawne and incorporates all the potential sites for development identified by East Riding of Yorkshire Council in its Strategic Housing Market Assessment (SHMA). First, our site is</p>	<p>Comment noted.</p> <p>The site has been consider and rejected through the East Riding Local Plan process. Hull City Council have not identified a requirement for additional land outside of their boundary to meet their development needs. On the contrary, the City Council support the approach taken to not identify sustainable urban extension sites around the City.</p> <p>Given this position, it is not considered that the reasons set out are sufficient to conclude the area application is inappropriate.</p>

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			<p>served via Carlam Lane and Cumbrian Way and fronts the North Bransholme estate in Hull. Therefore it is closely associated with North Bransholme and does not represent the main village of Wawne. Furthermore, it should not be automatically included because the site has been put forward for development in the SHMA.</p> <p>The National Planning Practice Guidance beta version confirms that a parish council, prospective neighbourhood forum or community organisation can put forward a neighbourhood plan area that they consider appropriate for neighbourhood planning and confirms that this does not have to follow administrative boundaries. However, the area application must be made to each of the local planning authorities which has part of its administrative area within the proposed neighbourhood area. Based on national guidance, we consider that it would be more appropriate for our clients site to be included within a Neighbourhood Plan for North Bransholme and not Wawne.</p> <p>We therefore request that our site is excluded from the Wawne Area Application and that the area is redrawn.</p>	
14 (LATE RESPONSE)	Environment Agency		<p>Thank you for consulting the Environment Agency regarding this neighbourhood plan area designation consultation.</p> <p>We have no comments to make at this stage, however we look forward to working with the Parish Council and yourself when creating the plan for the area in the future.</p>	Comments noted.