

Survey results:

Report on Community Governance Reviews for Yapton/Middleton-on-Sea boundary; Yapton/Ford boundary; and Flansham (Hoe Lane)

July 2014



1. BACKGROUND

- 1.1 “A community governance review provides the opportunity for ‘a principal council’ (in this case Arun District Council) to review and make changes to community governance within its areas. It can be helpful to undertake community governance reviews in circumstances where there have been changes in population, or in reaction to specific or local new issues. A community governance review offers an opportunity to put in place strong, clearly defined boundaries, tied to firm ground features, and remove anomalous parish boundaries¹.”
- 1.2 At their meeting of 20th March 2014 Arun District Council’s Electoral Review Sub-Committee agreed to carry out three community governance reviews affecting the Parishes of Felpham, Ford, Middleton-on-Sea, and Yapton. Specifically:
 - 1.2.1 Proposal A: a request by Yapton Parish Council to align the southern boundary of their parish with Middleton-on-Sea Parish to the line of the A259.
 - 1.2.2 Proposal B: a request by Yapton Parish Council to move their boundary with Ford Parish Council eastwards to encompass the new housing development which is due to be built off Goodhew Close, Yapton.
 - 1.2.3 Proposal C: a request by Felpham Parish Council to align their parish boundary with Yapton Parish in line with the District and County electoral boundaries.
- 1.3 It was noted that Arun District Council would, as part of the next stage of the review, hold a period of consultation seeking the views of residents and other interested parties. The consultation took place between 28th May and 3rd July 2014, this report summarises the findings of this consultation.
- 1.4 The parish clerks of the four affected parishes, Arun District Council Members for the affected wards, West Sussex County Council members for the affected Divisions, and West Sussex County Council Democratic Services (the invited consultees/interested parties) were sent the relevant consultation documents on 4th June. Remainders were sent to non-responders on 27th June. Responses were received from all four Parish Councils; 6 out of 8 ADC Members; 1 out of 2 WSCC Members; and the Flansham Residents’ Association (details shown in tables 1-3 in section 3).
- 1.5 Only one review involved residents (Proposal C covered the Flansham Hoe Lane area). Consultation leaflets were hand delivered to all 55 Hoe Lane properties on 28th May. A total of 25 responses were received from Hoe Lane residents, representing a 45% response rate².

¹ Please note: a community governance review deals only with parishes, not with district wards or county divisions

² A sample of 25 from a population of 55 is subject to a maximum standard error of +/- 14.6% at the 95% confidence level on an observed statistic of 50%. Thus we can be 95% confident that if the whole population had responded the actual figure would lie between 35.4% and 64.6%

2. EXECUTIVE SUMMARY

2.1.1 **Community Governance Review for the boundary between Yapton Parish and Middleton-on-Sea Parish [Proposal A]**

- 5 of the 8 interested parties (invited consultees) responded
- 2 in favour moving the boundary and 3 for the boundary remaining unchanged
- Preferences are in line with the parish or ward each respondent represents.

2.1.2 **Summary of reasons given for changing to Yapton**

- Wishes of Flansham (Hoe Lane) residents to ultimately be placed in the Yapton ward/division for District and County Council election purposes. [N. B. The Local Government Boundary Commission requires direct road access to Yapton village from Hoe Lane for this to happen].

2.1.3 **Summary of reasons given for remaining as Middleton-on-Sea.**

- Three issues over which Middleton residents must retain Parish representation are: the capped oil well at the north east corner of the site; Comet Corner road improvement proposals; and surface water flooding problems - 90% of this water goes into Ryebank Rife." [This is at the northern edge of the existing parish boundary].

2.2.1 **Community Governance Review for the boundary between Yapton Parish and Ford Parish [Proposal B]**

- 3 of the 6 interested parties (invited consultees) responded
- All 3 support this becoming part of Yapton Parish.

2.2.2 **Summary of reasons given for changing to Yapton.**

- Existing parish boundaries can become anomalous as new houses are built across them resulting in people being in different parishes from their neighbours. A review of parish boundaries is an opportunity to put in place boundaries tied to firm ground detail.

2.3.1 **Community Governance Review for Flansham (Hoe Lane) [Proposal C]**

- This review directly affected existing residents, so in addition to consulting interested parties, all residents living in the Flansham (Hoe Lane) area were consulted
- 7 of the 11 interested parties (invited consultees) responded. In addition, the Flansham Residents' Association submitted a response
- Apart from one ADC Member, preferences are in line with the parish or ward each respondent represents
- The survey of interested parties (invited consultees) shows 50% in favour of becoming part of Felpham Parish and 50% in favour of remaining part of Yapton Parish
- The survey of Hoe Lane residents was overwhelmingly in favour of remaining part of Yapton Parish, with 96% expressing this view.

2.3.2 Summary of reasons given for changing to Felpham.

- Parish boundaries should follow District and County boundaries
- Hoe Lane has been served well by Felpham at District and County level
- Felpham Parish Council recognises that Hoe Lane will be a rural community in its own right if it becomes part of Felpham Parish
- If Yapton does not succeed in gaining direct road access to Hoe Lane it will only be directly accessible from Felpham.

2.3.3 Summary of reasons for remaining as Yapton:

- The wishes of Hoe Lane residents to remain within the Parish of Yapton
- The new North Bognor Relief Road is a clearly defined boundary between Flansham (Hoe Lane) and Felpham
- Flansham is rural, not urban. Felpham is urbanised
- Flansham has long ties with Yapton.

3. KEY FINDINGS

3.1 Community Governance Review for the boundary between Yapton Parish and Middleton-on-Sea Parish [Proposal A]

Proposals for the realignment of Yapton Parish Boundary

- Yapton Parish Council’s proposal that its boundary with Middleton-on-Sea Parish should be aligned with the A259 Bognor Regis to Littlehampton road between the A259 Flansham Lane/Worms Lane intersection and the B2132 Yapton Road turning to the north at Comet Corner (shaded area on the maps supplied).
- Middleton-on-Sea Parish Council wishes the boundary to remain unchanged.

3.2 Five of the eight interested parties (invited consultees) responded. Table 1 summarises these responses: two are in favour moving the boundary and three in favour of the boundary remaining unchanged. Preferences are in line with the parish or ward each respondent represents.

Table 1 – The boundary between Yapton Parish and Middleton-on-Sea Parish. Preferences expressed by interested parties

Name	Representing	Preference
WSCC Members		
Joan Phillips	Middleton Division (inc. Yapton and Ford)	No response
WSCC Officers		
Charles Gauntlett	WSCC Principal Democratic Services Officer	No response
ADC Members		
Stephen Haymes	Yapton Ward	Change to Yapton
Angus McIntyre	Yapton Ward	No response
Barbara Oakley	Middleton-on-Sea Ward	Remain Middleton-on-Sea
Paul Wotherspoon	Middleton-on-Sea Ward	Remain Middleton-on-Sea
Parish Councils		
David Tansley	Parish Clerk, Yapton Parish Council	Change to Yapton
D Allsopp	Parish Clerk, Middleton-on-Sea Parish Council	Remain Middleton-on-Sea

3.3 The appendix (page 10) shows full comments received for this review. These are summarised below:

Change to Yapton:

- *The proposed change in the boundary would overwhelmingly reflect the strongly expressed wishes of Flansham (Hoe Lane) residents to remain within the Parish of Yapton and their wish ultimately to be placed in the Yapton ward/division for District and County Council election purposes.*

Remain Middleton-on-Sea:

- *There are outstanding issues and loss of Parish control over this area of land under the proposed change would greatly impact on residents of Middleton i.e.*
 1. *Capped oil well at the north east corner.*
 2. *Comet Corner road improvements proposals.*
 3. *Surface water flooding problems - 90% of this water goes into Ryebank Rife.**All three are extremely important issues over which Middleton residents must retain full Parish representation.*

3.4 **Community Governance Review for the boundary between Yapton Parish and Ford Parish [Proposal B]**

Proposal for the realignment of Yapton Parish Boundary

- Yapton Parish Council’s proposal that its boundary with Ford parish should be extended east to include all of a new housing development solely accessed via Goodhew Close, Yapton.
- Ford Parish Council is understood to have no objection to the above proposal.

3.5 Three of the six interested parties (invited consultees) responded, all three support this becoming part of Yapton Parish. Table 2 summarises these responses.

Table 2 – The boundary between Yapton Parish and Ford Parish. Preferences expressed by interested parties

Name	Representing	Preference
WSCC Members		
Joan Phillips	Middleton Division (inc. Yapton and Ford)	No response
WSCC Officers		
Charles Gauntlett	WSCC Principal Democratic Services Officer	No response
ADC Members		
Stephen Haymes	Yapton Ward	Change to Yapton
Angus McIntyre	Yapton Ward	No response
Parish Councils		
David Tansley	Parish Clerk, Yapton Parish Council	Change to Yapton
Lisa Wilcock	Parish Clerk, Ford Parish Council	Change to Yapton

3.6 The appendix (page 11) shows full comments received for this review. These are summarised below:

- *Government guidance points out that 'over time, communities may expand with new housing developments. This can often lead to existing parish boundaries becoming anomalous as new houses are built across them resulting in people being in different parishes from their neighbours'. 'A review of parish boundaries is an opportunity to put in place strong boundaries, tied to firm ground detail, and remove anomalous parish boundaries'.*

3.7 Community Governance Review for Flansham (Hoe Lane) [Proposal C]

Proposals for the realignment of Yapton Parish Boundary

- Felpham Parish Council’s proposal is that Flansham (Hoe Lane) should become part of Felpham Parish; hence District ward, County division, and Parish boundaries would be the same in order to avoid confusion and to ensure uniformity across all the electoral boundaries.
 - Yapton Parish Council’s proposal is that Flansham (Hoe Lane) should remain part of Yapton Parish (their long term aim is that the Flansham area will become part of Yapton ward and division).
- 3.8 This was the only review that directly affected residents, so in addition to consulting those interested parties who represent County, District, and Parish Councils, all residents living in the Flansham (Hoe Lane) area were consulted.
- 3.9 Seven of the eleven interested parties (invited consultees) responded. Table 3 summarises these responses: four are in favour moving the boundary and three in favour of the boundary remaining unchanged. The Flansham Residents’ Association was not directly approached but submitted a response in favour of the boundary remaining unchanged. Apart from one ADC Member³, preferences are in line with the parish or ward each respondent represents.

Table 3 – The boundary between Yapton Parish and Felpham Parish. Preferences expressed by interested parties

Name	Representing	Preference
WSCC Members		
Graham Jones	Felpham Division	Change to Felpham
Joan Phillips	Middleton Division (inc. Yapton and Ford)	No response
WSCC Officers		
Charles Gauntlett	WSCC Principal Democratic Services Officer	No response
ADC Members		
Stephen Haymes	Yapton Ward	Remain Yapton
Angus McIntyre	Yapton Ward	No response
Paul English	Felpham East Ward	Change to Felpham
John Holman	Felpham East Ward	Remain Yapton
Gill Madeley	Felpham West Ward	Change to Felpham
Elaine Stainton	Felpham West Ward	No response
Parish Councils		
David Tansley	Parish Clerk, Yapton Parish Council	Remain Yapton
Dennis Peerman	Vice Chair, Felpham Parish Council	Change to Felpham
Others		
Andrew Burns	Flansham Residents’ Association	Remain Yapton

³ Who represents Felpham but is in favour of the area remaining with Yapton

3.10 The appendix (page 11) shows full comments received for this review. The interested parties' comments are summarised below:

Change to Felpham:

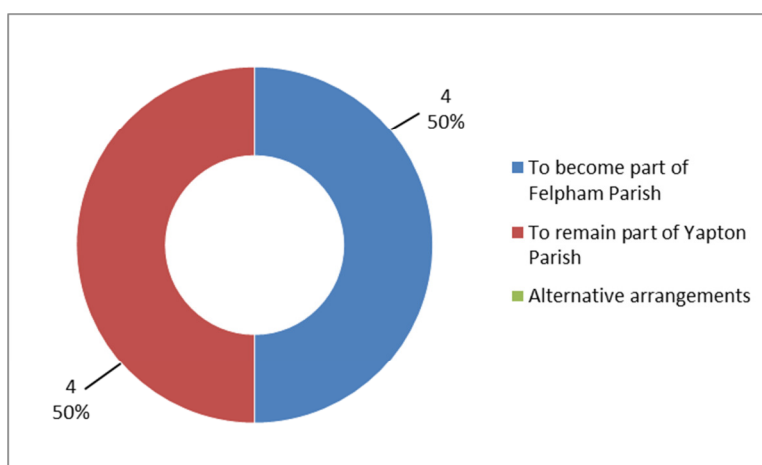
- *Felpham Parish Council recognises that Hoe Lane will be a rural community in its own right if it becomes part of Felpham Parish. If Yapton does not succeed in gaining direct road access to Hoe Lane it will only be directly accessible from Felpham.*
- *Hoe Lane is a special, close community with a rural status which must be maintained by whichever Parish Council controls it. County, District, and Parish boundaries should be aligned. Hoe Lane has been served well by Felpham at District and County level. It may be possible for Yapton and Felpham to support the Neighbourhood Plan principles laid out for this area already by Yapton*
- *Parish boundaries should follow District and County boundaries. Hoe Lane residents are more likely to be more affected by the Felpham Parish area than Yapton especially with the new Site 6 development.*

Remain Yapton:

- *This overwhelming reflects 'the people's choice' – the strongly expressed wishes of Hoe Lane residents to remain within the Parish of Yapton*
- *The recently built North Bognor Relief Road is a clearly defined boundary between Flansham and Felpham. I know the residents consider that they live in a rural, not urban, area. I believe that all Hoe Lane residents have declared their wish to become part of Yapton Ward and Division*

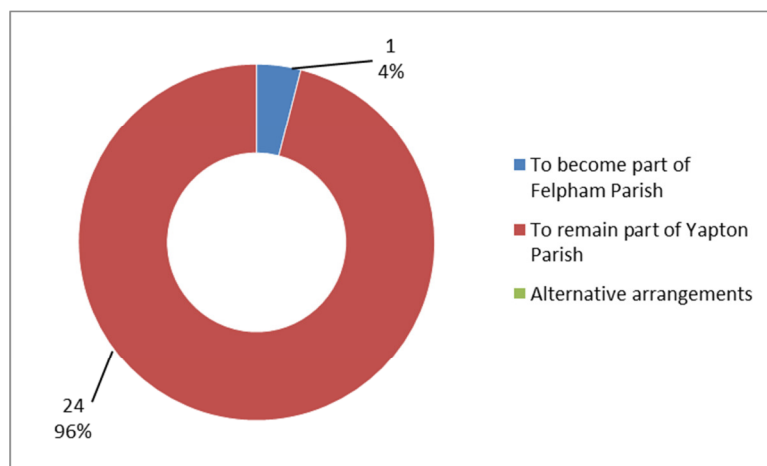
3.11 With the inclusion of The Flansham Residents' Association response, the survey of interested parties shows 50% in favour of becoming part of Felpham Parish and 50% in favour of remaining part of Yapton Parish (figure 1).

Figure 1 – Yapton/Felpham: Parish Councils, ADC Members, and WSCC Members [Base: 8]



3.12 The survey of Hoe Lane residents generated a quite different result, with 96% result in favour of remaining part of Yapton Parish (figure 2). With such a high percentage we can be 95% confident that had all 55 properties responded the actual percentage will lie between 90.3% and 98.2% in favour of remaining part of Yapton Parish.

Figure 2 – Yapton/Felpham: Hoe Lane residents [Base: 25]



3.13 The appendix (page 13) shows full comments received from Hoe Lane residents. These are summarised below:

Remain Yapton:

- *All the residents of Hoe Lane signed a petition stating to remain within Yapton Parish. That position has not changed*
- *Flansham is a rural settlement with long ties to Yapton. Felpham is no longer rural in any way but urbanised totally and as such the two communities are quite alien to one another. We are part of Yapton Parish*
- *There is no feeling of being 'looked after' by Felpham Parish. We are north of the A259 as is Yapton. I would strongly object to being part of Felpham Parish*
- *We feel that the new Bognor Northern Relief Road going west and the A259 going east would make the most natural boundary division between the two parishes*

APPENDIX

Full comments on the three Community Governance Reviews:

Yapton - Middleton-on-Sea

In favour of aligning the southern boundary of Yapton Parish with Middleton-on-Sea to the line of the A259

“The proposals put forward by Yapton Parish Council are in line with Guidance for Community Governance Reviews published jointly in March 2010 by the Communities and Local Government and the Local Government Boundary Commission for England. The proposals were aimed at addressing anomalies in the present arrangements.

“In particular, in the case of the proposed change in the boundary with Middleton-on-Sea, the line proposed would overwhelmingly reflect ‘the people’s choice’ (para 78 of the Government guidance) i.e. the strongly expressed wishes of Flansham (Hoe Lane) residents to remain within the Parish of Yapton and their wish ultimately to be placed in the Yapton ward/division for District and County Council election purposes.

“The proposed realignment of the Yapton boundary with Middleton-on-Sea follows the Government guidance which states that the Parish boundary needs to be reflected by a ‘river, road or railway’ and a need for this ‘to be, and likely to remain, easily identifiable’ (para 83). ‘A review of parish boundaries is an opportunity to put in place strong boundaries, tied to firm ground detail, and remove anomalous parish boundaries’. (para 85).” [David Tansley, Clerk of the Council, Yapton Parish Council]

“I have nothing to add to the representations already made by Yapton Parish Council.” [Cllr Stephen Haymes, Yapton Ward]

Yapton - Middleton-on-Sea

For the southern boundary of Yapton Parish with Middleton-on-Sea to remain unchanged

“Middleton on Sea Parish Council does not want any change to the existing arrangements and I am happy to go along with their opinion. To be quite honest I can’t see what on earth difference it makes if when travelling from A to B you cross a Parish boundary so long as you get there in the end.” [Cllr Mrs Barbara Oakley, Middleton-on-Sea Ward]

“I very much share Middleton-on-Sea Parish Council’s view on this.” [Cllr Paul Wotherspoon, Middleton-on-Sea Ward]

“The Parish Council made a verbal representation to the Electoral Review Sub Committee on 20th March 2014 and these matters should be fully recognised. In particular, there are outstanding issues and loss of Parish control over this area of land under the proposed change would greatly impact on residents of Middleton i.e.

1. Capped oil well at the north east corner.
2. Comet Corner road improvements proposals.
3. Surface water flooding problems - 90% of this water goes into Ryebank Rife.

All three are extremely important issues over which Middleton residents must retain full Parish representation.” [D F Allsopp, Parish Clerk, Middleton-on-Sea Parish Council]

Yapton – Ford

In favour of moving the boundary between Yapton Parish and Ford Parish eastwards to encompass the new housing development which is due to be built off Goodhew Close, Yapton

“The proposals put forward by Yapton Parish Council are in line with Guidance for Community Governance Reviews published jointly in March 2010 by the Communities and Local Government and the Local Government Boundary Commission for England. The proposals were aimed at addressing anomalies in the present arrangements.

“With regard to the proposal for the realignment of the boundary with Ford, the Government guidance points out that ‘over time, communities may expand with new housing developments. This can often lead to existing parish boundaries becoming anomalous as new houses are built across them resulting in people being in different parishes from their neighbours’ (para 84). ‘A review of parish boundaries is an opportunity to put in place strong boundaries, tied to firm ground detail, and remove anomalous parish boundaries’. (para 85).” [David Tansley, Clerk of the Council, Yapton Parish Council]

“No (comment).” [Mrs Lisa Wilcock, Clerk and RFO of Ford Parish Council]

“I have nothing to add to the representations already made by Yapton Parish Council.” [Cllr Stephen Haymes, Yapton Ward]

Yapton – Ford

For the boundary between Yapton Parish and Ford Parish eastwards to remain unchanged

No support for this option

Yapton – Felpham

In favour of Flansham (Hoe Lane) becoming part of Felpham Parish

“Felpham Parish Council wishes to continue with its request for a review on the grounds put forward earlier, as if Middleton Parish Council does not give up part of the Parish to Yapton to enable direct access from the Hoe Lane area - that area will still be only directly accessible to Felpham Parish Council. However the Parish Council does recognise that the Hoe Lane “area” will be a rural community in its own right if it is “added” to Felpham Parish.” [Dennis Peerman, Vice Chair - Felpham Parish Council]

“Having considered this matter so carefully for a long time, including taking on board the wishes of the residents and the papers they presented, I understand they consider the area as a rural one and feel best served by Yapton, even though with the existing and future house building even the Yapton area will in the future be challenged as anything different to Felpham and its areas.

“It is clearly understood by all levels that this area is a special, close community requiring careful consideration by any authority in regard to its rural status which must be maintained now and in the future. This stance is supported 100% by all Councillors I have talked to from many levels.

“However the findings of the original report in regards to District and County boundaries remain unchanged, the facts already stated have still shown that the residents are so much more affected by as well as served by the Felpham Parish area than Yapton parish area.

“The Boundary laid out for District and County now is clear and unambiguous and the alignment should be the same for Parish for clarity of existing and future residents. To change at this stage would continue to cause issues into the future and further reviews which certainly will not help.

“One could write reams of arguments, show many maps from the past but really we need to look to the future and how communities are best served, in this case it has been served well by County and District and there is no evidence that this trend would not be continued by Parish. In fact Parish, I understand have been supporting the requests in regards to residents’ concerns on Site 6 (Blakes Mead) regardless of Boundaries.

“The tenuous argument of realigning other Parish Boundaries to a road alignment still does not change the fact of where are the residents best served from.

“In regards to the Neighbourhood plan; this being an area of special consideration. It may be possible for Yapton and Felpham to seek a way to adopt or at least agree to support the principles laid out for this area already by Yapton, as the Neighbourhood plans are a living document and subject to reviews. This hopefully would take on board the needs noted in Yapton's N.P. for this area? I of course cannot speak for Felpham Parish Council on this in my capacity as a District Councillor. I see no reason for the request not to be made though.

“With one hand I wish to support the residents and electorate of the area and with the other consider where would they be best served from in regards to governance in the future.

“This is an emotive issue and I hope the Committee supports the views expressed in the final independent report for District and County Boundaries which still appear to remain unchanged.” [Cllr Paul English, Felpham East Ward]

“I believe that the boundary as laid out for District and County should follow with Parish. The residents of Hoe Lane are likely to be more affected by Felpham parish area than Yapton especially with the new site 6 development.” [Cllr Mrs Gill Madeley, Felpham West Ward]

Yapton – Felpham

For Flansham (Hoe Lane) to remain part of Yapton Parish

“I believe that all Hoe Lane residents have declared their wish to become part of Yapton Ward and Division. The recently built North Bognor Relief Road is a clearly defined boundary between Flansham and Felpham. I know the residents consider that they live in a rural, not urban, area. The boundary commission's 2012/13 decision involving the Middleton-on-Sea parish boundary seems perverse.” [Cllr John Holman, Felpham East Ward]

“The proposals put forward by Yapton Parish Council are in line with Guidance for Community Governance Reviews published jointly in March 2010 by the Communities and Local Government and the Local Government Boundary Commission for England. The proposals were aimed at addressing anomalies in the present arrangements.

“The proposals overwhelming reflect 'the people's choice' (para 78 of the Government guidance) i.e. the strongly expressed wishes of Flansham (Hoe Lane) residents to remain within the Parish of Yapton.” [David Tansley, Clerk of the Council, Yapton Parish Council]

“I have nothing to add to the representations already made by Yapton Parish Council.” [Cllr Stephen Haymes, Yapton Ward]

“With regards to the forthcoming community governance review the Flansham Residents Association should like to reaffirm its support for the Yapton Parish Boundary to be moved south to be coterminous with the A259 Bognor Regis to Littlehampton road as Flansham (Hoe Lane) wishes to remain with Yapton Parish Council and thus remove the anomaly highlighted by the Boundary Commission.” [Andrews Burns, Chairman, Flansham Residents’ Association]

Yapton – Felpham [Hoe Lane residents]

For Flansham (Hoe Lane) to remain part of Yapton Parish

“All the residents of Hoe Lane signed a petition stating to remain within Yapton Parish. That position has not changed and there are three adults at this address.” [Hoe Lane resident]

“Flansham is a rural settlement with long ties to Yapton. Felpham is no longer rural in any way but urbanised totally and as such the two communities are quite alien to the other. We are part of Yapton Parish.” [Hoe Lane resident]

“Our communities have had links historically and should stay together.” [Hoe Lane resident]

“There is no feeling of being 'looked after' by Felpham Parish. We are south (north?) of the A259 as is Yapton. I would strongly object to being part of Felpham Parish.” [Hoe Lane resident]

“We feel that the new Bognor Northern Relief Road going west and the A259 going east would make the most natural boundary division between the two parishes.” [Hoe Lane resident]
