

PARISH of INGLEBY ARNCLIFFE

DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN FOR 2018-2035

PRE-SUBMISSION REGULATION 14 CONSULTATION



YOUR PARISH - YOUR VIEWS - YOUR DECISIONS

Produced by the Neighbourhood Development Plan Steering Group
on behalf of Ingleby Arncliffe Parish Council

FOREWORD

This Neighbourhood Plan covers the linked villages of Ingleby Cross and Ingleby Arncliffe within the Parish of Ingleby Arncliffe. The villages lie to the northeast of Northallerton and between the A19 to the west and the North York Moors National Park to the east. The parish of Ingleby Arncliffe has a number of historical assets, giving the villages a distinctive character. Buildings such as Monk's House, All Saints Church and The Water Tower; fine examples of Arts and Crafts period architecture of the Blue Bell Inn and the Village Hall; the connection with Middle East explorer Gertrude Lowthian Bell at Arncliffe Hall; the nearby former Coaching Inn and Postal stopover of the Cleveland Tontine are all of historical interest.

The opportunity to prepare a Neighbourhood Plan is part of the Government's approach to planning, which aims to give local people more input into what happens in the area in which they live. Communities like ours have been granted this important new power through the Localism Act of 2011. Ultimately, we will all be able to decide whether or not to adopt this plan through a local referendum. The production of a Neighbourhood Plan for the Parish of Ingleby Arncliffe provides an opportunity to involve the community in shaping the future of the area in which we live, and we are determined the Neighbourhood Plan will make a real difference to shaping the future of the community.

Progress to date has been driven by the Neighbourhood Development Plan Steering Group, but it could not have been progressed to this stage without the consistent support of the community for which we are grateful.

The Neighbourhood Plan contains a handful of planning policies that focus upon the key issue of concern to the community, which is securing the delivery of small and affordable homes to help address local housing needs. The policies within the Plan have evolved over time to the point where a suitable site for development is known to be available within the short term. Policies within the Plan address the type of development the Neighbourhood Development Plan Steering Group would support, in order to deliver the number and type of housing needed to secure the immediate future of the community. In the eventuality that the site cannot be secured or is not developed for the benefit of the community there are subsequent policies intended to provide a framework for the development of alternative sites.

All the policies within the Plan have been drafted following considerable interaction and consultation with residents in the parish and other interested parties over the last four years. In addition to holding regular steering group meetings, we have also held drop-in sessions and open evenings, publicised progress through the regular local newsletter and made a copy of the Plan available to view either on paper or electronically at each stage. Progress is also discussed at Parish Council meetings and minuted. Views and comments received at each of the consultation stages to date have been most useful and form part of the evidence base that supports the Plan.

Our thanks go to all the members of our Steering Group, who have worked hard to draft the policies. Thanks also to the other members of our community for taking the time to contribute their thoughts and views.

Chair of Parish Council

Mr Clive Walley

Chair of Steering Group

Mr George Hunter (Retired July 2019)

Mr Kenneth Jones (July to November 2019)

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BACKGROUND TO THE NEIGHBOURHOOD PLAN

The idea of beginning a plan for the villages to shape development was first discussed by the Parish Council in 2011. In 2012 a Steering Group of volunteers engaged with the local community to produce a Community Plan, which was published in August 2013 and delivered to residents in October 2013. An encouraging finding from the survey was that 83% of the respondents felt part of the community, valuing especially the peace and quiet of our rural Parish.

Several issues were raised in the Community Plan, the most important of which was the need for additional housing to meet the needs of young people, young families and older residents wishing to downsize their homes. A significant number of those with an identified need would require their houses to be "Affordable". Further Housing Needs Surveys assisted by The Rural Housing Enabling Officer, have consistently identified a need for approximately twenty new houses.

While other aspects of the Community Plan have either been dealt with or remain under active consideration, housing is the one key issue still to be addressed. Changes in legislation, in particular, the publication of the Localism Act (2011), has given Parish Councils new powers to actively address local development needs. The Parish Council therefore decided that the few unresolved aspects of the Community Plan and the provision of new homes should be addressed through a new style Neighbourhood Development Plan (The Plan).

To progress the drafting of the Plan, the Parish Council formed a Neighbourhood Development Plan Steering Group (SG) in April 2014, comprised of Parish Council members and local community volunteers. The SG began to prepare the Neighbourhood Plan on behalf of the community, with the focus being on the provision of new houses and the protection of the villages from unwanted housing developments.

In June 2014 the Parish Boundary was submitted as the Area of Designation for the Neighbourhood Plan and this was approved by both NYMNPA and HDC on 18th September and 7th October 2014 respectively. The Plan area covers the whole of the existing Parish, as identified by the map on Page 5.

At a routine progress meeting with HDC Planning Department in early 2015 the SG was advised to postpone further work on the Plan until HDC's Local Plan, which was under revision, had been issued. The reasons given were that the new Local Plan could change the number of houses needed in the Parish and possible changes to the development boundary could render the preparation of the Plan unnecessary.

The work of the SG was therefore suspended for the remainder of 2015 while awaiting the release of the revised Local Plan. However, by February 2016 it became clear that the release of the Local Plan was to be delayed further, so the SG was reformed and met in April 2016 to draw up the Terms of Reference for preparing the Neighbourhood Plan. The Terms of Reference were agreed by both the Parish Council (PC) and Hambleton District Council (HDC) in April 2016. Residents were invited to join the SG and the PC is kept informed of progress on a regular basis by the chair of the SG. The reports from the Chair are also published in the minutes of the PC meetings. These reports are made available on the PC website. Reports are also published on the Parish Council noticeboards and in the Darlington and Stockton Times ("DST"). The press representative reports on the PC meetings on a regular basis.

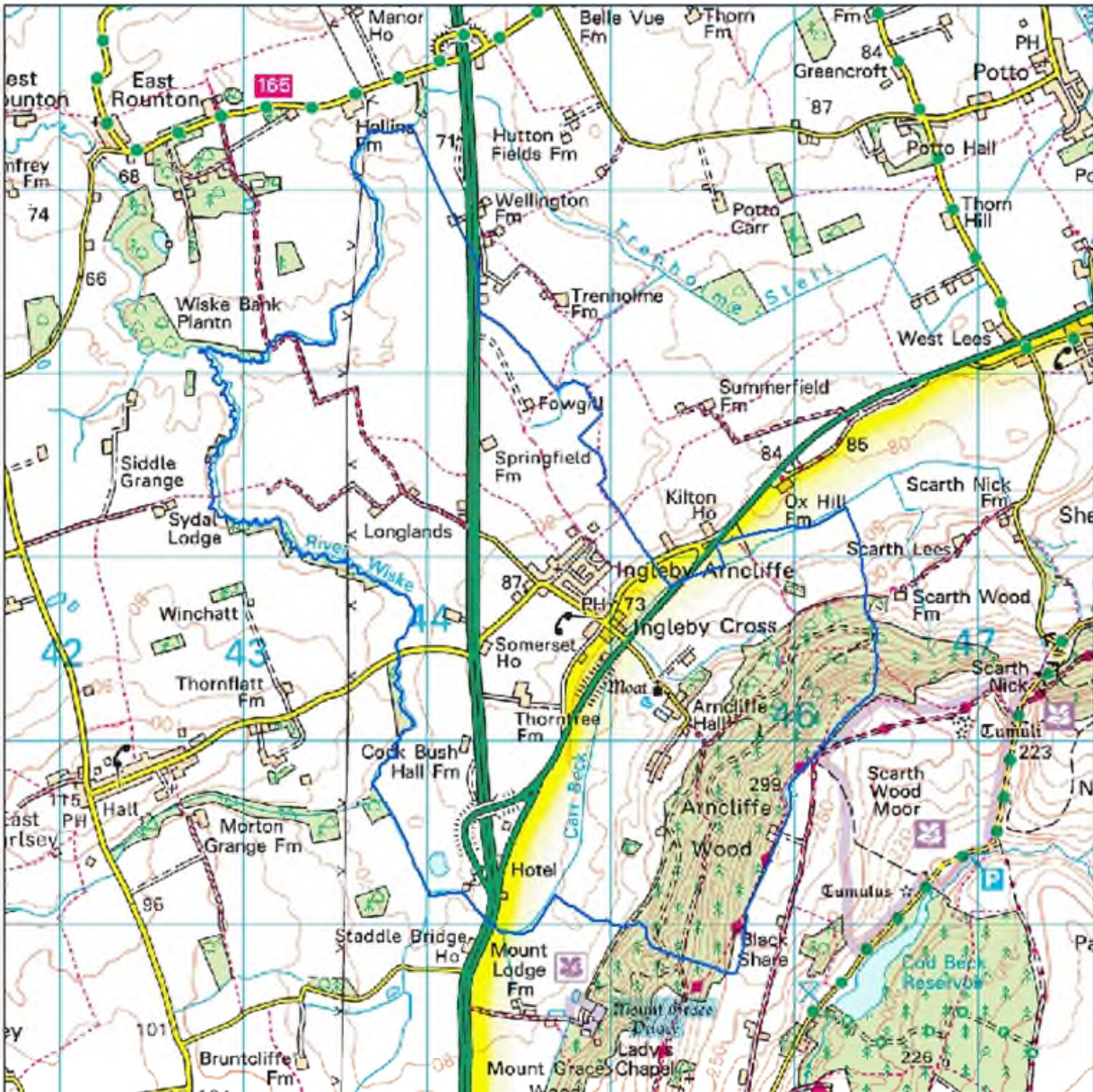
The Plan is intended to specify the policies governing any new housing development within the Parish. The period covered by the Plan is from 2018 to 2035, falling in line with the timescale of the HDC emerging Local Plan (LP). It is a requirement of national legislation and planning policy that Neighbourhood Plans are prepared in general conformity with Local Plans.

The SG has engaged, consulted and listened to the local community through four Housing Needs Surveys, community open meetings, newsletters, parish council meetings and with other interested parties including local landowners, HDC, NYMNPA, North Yorkshire County Council and the Diocese of York, with a view to progressing a Plan that will address identified local needs.

As a result, the SG has identified one site within the Parish that can accommodate the houses required from the results of the Housing Needs Surveys. The site has been assessed and the development is

considered achievable, with the cooperation of the landowners. The remaining policies within the Plan are intended to address circumstances in which the site does not come forward for development to deliver the identified local housing need.

The policies within the Plan have been subjected to a Strategic Environmental Assessment and Habitat Regulation Assessment, as required by the respective legislation. The Assessment found that the policies and proposals within the Plan should not give rise to any significance adverse impacts or harm to any notable habitats.



Map showing the extent of the Designated Parish Area

If the final version of the Plan is deemed to be effective, following examination, and is supported through the final community Referendum, then the proposals and policies will govern the number, size, design and tenure of any new housing development in the Parish until 2035.

All the evidence that has been collated to support the drafting of the Plan is listed towards the back of this document and can be found at: <https://www.ingleby-arncliffe.org.uk/the-neighbourhood-plan.html>

NEXT STEPS IN THE PLAN PROCESS

This current stage of consultation follows on from the Policy Intentions Consultation [December 2018] by taking forward views and comments expressed by residents, statutory consultees, local planning authorities, landowners and other interested parties in the formulation of the policies and proposals within this document. In total, 109 residents responded to the consultation and there was a clear majority in favour of the draft policies and proposals.

The purpose of this current consultation is to provide an opportunity for those previously consulted, and anyone else who is now interested, to comment upon the policies and proposals that have been drafted on the basis of previous comments received from residents and interested parties.

As with previous consultation stages, comments on this draft Plan will be welcome by letter or email. Open Events will be held during the eight weeks consultation period for residents to drop in, to attend an Open Evening and to view all the relevant documents and make comments. A response form for comments and suggested amendments is available for this revised draft Plan.

All comments submitted during this next eight weeks consultation exercise will be analysed and appropriate amendments made to the draft Plan as considered necessary. The SG will prepare several supporting documents that are required to accompany the Plan, which include a Basic Conditions Statement and Statement of Community Consultation. These documents, along with the final draft Plan and supporting evidence, will be submitted to HDC.

HDC, as the lead authority will consult on the submitted Plan before providing copies of the required documents to an agreed Independent Examiner, appointed to report on whether and how the Plan meets the statutory requirements. The Examiner will make recommendations on any changes necessary to ensure the Plan can proceed to the next and final stage.

Subject to successful examination, the Plan will go to a local Parish referendum to be organised by HDC.

Only policies directly relating to the development and the use of land will be the subject of the referendum vote. All other policies, more appropriately termed “community action points,” are not part of the referendum decision process.

The policies (those with the prefix **P**) subject to the referendum are show in a “box” with a coloured blue background. A number of community actions are also included within the Plan. These are matters to be progressed by the Parish Council outside of the statutory planning process because they are not planning matters. The actions have been included within the Plan to show the Parish Council’s commitment to address various non-planning concerns raised by the community through the Neighbourhood Plan process.

If there is a favourable result in the Referendum (more than 50% plus of those voting in favour), the Plan will become part of the statutory Local Planning Policy (LPP) for the area and becomes an important document in deciding planning applications within the Parish.

The PC will formally monitor the Plan on an annual basis to ensure that any planning applications or proposed material changes within the Parish are considered against the adopted Plan.

INGLEBY ARNCLIFFE PARISH PROFILE

PARISH ECONOMY

The Parish residents obtain their incomes from a variety of sources, including but not limited to:

- Employment outside of the Parish
- Self-employed, professional and home-based businesses
- Retirees
- Tourist trade
- Agricultural and forestry
- Coach business
- Game keeping and shooting

RELIANCE ON THE INTERNET

Ingleby Arncliffe Parish (the Parish) is designated a Secondary Village in the HDC hierarchy report of 2017 and the HDC's draft Local Plan 2019. This means that it is regarded as a sustainable settlement. Rural communities such as our Parish already rely in many ways on the internet with a good broadband connection. The retired residents use the internet in increasing numbers to shop online, as bus services have declined, and they have given up using their cars. As they become less mobile, they also use the internet to connect with their family and friends. The self-employed, professionals, those with home-based businesses and in the tourist trade have a vital need of the internet. Farmers complete paperwork for DEFRA, and suppliers via the internet. The coach business is similarly dependent, and the use of the internet will continue to increase.

In an age of increasing isolation, villages such as ours can provide the personal interactions that people need. Children can safely use the recreation ground and it provides a good place to meet and make friends. The adults of the Parish have many groups to join and events to enjoy as well as the pub and coffee shop to meet friends. Many activities are currently organised by older members of the community, so it is important that younger people move into the villages to help sustain community activities in the future.

TOURISM

The Parish faces the western edge of the North York Moors National Park and tourism is very important in providing income to bed and breakfast businesses (B&B) in the Parish and also The Blue Bell Inn and Joiner's Coffee Shop. The internationally famous Wainwright Coast to Coast walk passes directly through the centre of the villages and this brings a seasonal influx of walkers from both the UK and around the world.

The Parish has five B&B providers in addition to the Blue Bell Inn. Together they can provide accommodation for up to 50 people per night. About 90% of people staying overnight are Coast to Coast walkers and some of the B&Bs are totally dependent on this traffic. The Cleveland Tontine Inn has beds for a further 14 people and together with a restaurant provides employment for 15 full-time and 8 part-time people. About 5% of their customers are walking in or through the area. Providing accommodation for game shooting in the immediate area is another important source of income for the Cleveland Tontine.

COMMUNITY FACILITIES

Village Hall

Ingleby Cross Village Hall is a Grade 2 listed building from the Arts and Crafts period which is leased to the community from the Arncliffe Estate. Maintenance and improvements are managed by volunteers, forming a committee which works hard, holding fundraising events throughout the year. Regular activities of community groups including the Women's Institute, the Garden Club, Zumba Class and church coffee mornings and lunches all take place in the Hall. The Hall is the venue for Parish Council Meetings, social functions, wedding receptions and funeral wakes and is used as a Polling Station.



All Saints Church



The earliest reference to a church on this site dates back to 1170 when it was described in Graves History of Cleveland as "an ancient structure of a simple form and small dimensions which together with the Hall adjoining it, was contained within a moat of which some traces still exist". The dedication of the church to "All Saints" is confirmed by the will of Richard Howthwaite of Inlebie under Arncliffe, yeoman, made in 1571 by which he desired-"my bodie to be buried in the parishe churche porche of All Sanctes at Arncliffe".



The old church building was taken down to make way for the present church in 1821. The present parish church dates from the Regency period and contains among its items of interest, Royal Coats of Arms, Effigies of Sir William Colville and Sir Robert Colville circa 1300, a three-decker pulpit, nodding stick and box pews. The east window dates from 1370 and contains stained glass from Mount Grace Priory. The altar rails display the craftsmanship of Robert Thompson, the "Mouseman" of Kilburn. A credence table by "Wrenman" Bob Hunter of Thirlby was presented to the church in 1999.

Recreation Area

For more than 20 years residents tried without success to find a place where children could play safely. A group of teenagers, including Jamie Watson, Duncan Roy and Andrew Phillips, appealed for help from the Parish Council in 2009, and Sir John and Lady Venetia Bell offered the Parish Council a long-term lease on half a field behind the school playing field.



Ingleby Villages Recreation Area Committee was formed, and grants were secured from Playbuilder and Big Lottery "Awards for All". The school children were consulted to decide on the play equipment installed. Sympathetic planting enhanced the area and an Official Opening was held in September 2010 with a Sports Afternoon and barbecue. Sadly, Andrew had died before he could see the finished play space which is dedicated to his memory. Later a wooden shelter was designed and built by village residents; more seats and picnic benches were added, and a hedge of native species planted. More recent grants have allowed Adult exercise equipment and extra items to be purchased. The Parish Council supports the Recreation Area with rental costs and Insurance.



The Blue Bell Inn

the Blue Bell Inn is another Grade 2 listed building from the Arts and Crafts period. It provides overnight bedroom and camping accommodation primarily for Coast to Coast walkers. Evening pub meals and traditional Sunday lunches are popular with locals and visitors. Domino and darts bring in extra customers and birthday celebrations also take place. The Blue Bell offers Post Office facilities on three mornings a week.



Social Activities

The villages enjoy an active social programme with most events being held in the village hall. The village pub and church also host events. Outdoor activities take place on the new Recreation Area behind the former school and on the village cricket field.

The village hall is generally regarded as an important part of village social life and more than two thirds of residents have attended events there in the past 12 months. There is however a "Wish list" (Source Community Plan) of additional activities for the village young people, which is not achievable because of the small number of children living in the Parish.

Cricket Club

The cricket field next to the Blue Bell Inn was used for Sports Days before the Recreation Area was set up as well as Ladies and Men's cricket matches. The cricket men's team, formed in 1922, play in the Northallerton & District Evening League but they need more young members to be able to continue this tradition.



Young Farmers' Club (YFC)

The YFC meets regularly and provides young people aged ten to twenty-six with training opportunities, personal development and a chance to learn new skills. Their activity programme includes competitions with other YFC's, involvement with the local community, having a voice on rural issues, travel opportunities and developing a good social life.

Women's Institute (WI)



Ingleby Arncliffe WI was formed in 1920. Meetings are held in the village hall on the second Wednesday of each month commencing at 7.30pm. The evenings include invited guest speakers – talking on a variety of subjects – a competition, a raffle and refreshments. The WI Darts team meets in the local pub. Outings to places of interest are organized from time to time.

Garden Club

Ingleby Village Garden Club is open to anyone in the area with an interest in any aspect of gardening. It enables members to share ideas, exchange plants and benefit from bulk purchases.

Members meet about 6 times per year to visit places of interest to gardeners, listen to knowledgeable speakers and hold social events.

Households open their gardens to the public every 3 to 4 years to raise funds for the above groups.

All these social activities rely for their support and funding on residents, emphasising the need to revitalise the community.

The Joiner's Coffee Shop

The Hollow Creations - a former woodcraftsman's workshop and Gallery – has recently been converted into a coffee shop. It provides a range of refreshments including brunches, lunches and afternoon teas. It attracts its customers from within and beyond the Parish.



The Tontine Inn

The Cleveland Tontine stands a short distance from Ingleby Cross at the junction of the A19 and the A172. Built in 1804 it became a popular resting place for travellers on the London to Sunderland Mail Coach. It is now known for its fine-dining establishment offering seasonal and locally sourced produce.



Coach Company

H Atkinson & Sons Coach Company was established in 1922 by Harry Atkinson. Ownership passed to his sons, Robert and Stanley, in 1976, and since 1998 has been run by grandsons, Martin and David. The company provides ten full-time jobs and up to 10 part-time jobs for local people. The fleet of coaches is available for private hire, schools' contracts, and UK and European tours. The company is based near the centre of Ingleby Arncliffe.

COUNTRYSIDE, GREEN SPACES AND FOOTPATHS

Countryside

Many parts of the Parish have the advantage of uninterrupted views of the North York Moors and access to walks within the villages and in the woods opposite. These are appreciated by residents, walkers and tourists alike.

Green Spaces

The Parish has several green spaces including the cricket field, the recreation area, and the war memorial green.

In addition, the open rural views, already mentioned give pleasure to all Parish residents.

Footpaths

The Parish has several footpaths within the villages as well as those in the woods opposite which include parts of the Coast to Coast walk and the Cleveland Way. A map showing the Parish footpaths is available in the NP supporting documents.



HERITAGE ASSETS

Listed buildings in the Parish:

Grade I - Arncliffe Hall and wall attached to south east (see below).

Grade II* - Church of All Saints, Stable block to south east of Arncliffe Hall including numbers 1 - 5 consecutively Forecourt and garden walls to north west of Arncliffe Hall.

Grade II - 13 in total including The Blue Bell Inn, Village Hall, Water Tower, Monks House, and Chastleton Cottage. The Grade II Listed Village Hall is pictured showing the new disabled access, provided in 2017, together with Monks House and the Water Tower (shown below).



Figure 1 - Village Hall



Figure 2 - Arncliffe Hall



Figure 3 - Water Tower



Figure 4 – Monks House

CHANGING CHARACTER OF THE COMMUNITY

PERIOD FROM 1950 to 1960

In 1950, Ingleby Arncliffe and Ingleby Cross were linked by Cross Lane. Both villages consisted of mainly small cottages built from local sandstone. In Ingleby Cross a terrace owned by the Arncliffe Estate and rented to farm workers dominated the street. In Ingleby Arncliffe the cottages were separated by orchards, a market garden and other green spaces, with a smaller terrace of houses owned by the Arncliffe Estate. Most residents worked either in agriculture, forestry or the transport industry. Few residents owned cars and the Parish enjoyed many services. In the 1950s small, slow changes came. Some cottages were enlarged, and others modernised. A few new houses were built in the green spaces in Ingleby Arncliffe.

PERIOD FROM 1960 to 1989

The 1960s brought rapid and dramatic change, due to the growth of industry in the area of Teesside. Companies such as ICI and British Steel created new, well-paid jobs and people moved from all over the UK to work for them. By this time people often had cars and could commute to work. The ratio of the average income to average house price was about 1:3. Many new estates were built across the region, mainly in the old market towns of Yarm, Stokesley and Guisborough.

The dualling of the A19 meant that Ingleby Arncliffe and Ingleby Cross came within easy commuting distance of Teesside and by 1969, two new estates had been built in Ingleby Arncliffe. These were mainly 3 and 4 bedroomed houses with garages, and a few bungalows. At the same time any spaces in the villages and on Cross Lane were filled by new, large houses.

By 1973 a new school was needed to cater for the large numbers of children. As families grew many houses were enlarged to 4, 5 or even 6 bedrooms. The only small houses left were the bungalows and the cottages owned by the Arncliffe Estate.

PERIOD FROM 1990 to 2019

By 1990 many of the village children had grown up and moved away, but their parents stayed in the village they loved. The average age of the population increased as a result.

During the 1990's, there was a change in the dynamics of the Parish population. Children had grown up and started to move from the Parish. Parents remained, which increased the average age of the population.

In 1999 the Hambleton Local Plan designated a "Development Boundary" around the linked villages of Ingleby Arncliffe and Ingleby Cross. It was intended to control development by providing context as to where the local planning authority might support development and where it might be considered appropriate in principle. This left only one infill development opportunity, which is inaccessible from the bottom of Cross Lane. This "Development Boundary" was renewed in 2010 so that only by knocking down existing buildings could new houses be built within the village.

This has resulted in a dearth of houses suitable for the elderly to downsize and for first time buyers looking for affordable properties. During the same period the community has suffered the loss of several amenities and facilities, including two village shops, the post office, the chapel, and more recently the much-loved village school.

The departure from the Parish of both the younger generation (unable to secure their first step on the property ladder) and young families (unable to find affordable and suitable small houses) has caused a significant shift in the demographics of the community towards an extremely high proportion of over 60's, and a low proportion of under 30's.

Probably the most significant factor preventing the building of new houses in the Parish has been the existence of the Development Boundary, drawn up so tightly around the existing housing line that there has been no scope for anything other than one or two houses to be built in the past twenty years.

The full impact of this property stagnation was brought to light in 2011, during the preparation of the Community Plan for the Parish. A Questionnaire was distributed to households covering numerous subjects such as the school, communications, housing needs etc. The responses on housing needs revealed the need for 24 new homes simply to satisfy the shortfall at that time. The need was for starter and affordable properties, bungalows for the elderly to downsize into, and 2/3 bed houses for young families. The tenures required, ranged from rental to shared ownership and to open market purchase. The potential development needed to satisfy these needs has been called a “Mixed Housing Scheme” of small and medium sized properties.

The lack of house building within the Parish has undoubtedly played a part in the loss of amenities, but equally, social and economic trends have had a major impact within the Parish and rural communities on a country-wide basis, such as:

- Growth of car ownership;
- Introduction of out of town large retail shopping centres;
- The growth of supermarkets;
- Online shopping delivered to the home;
- Reduction in religious practices.

Help in preparing the Community Plan was given by HDC and being aware of the outcome of the housing survey they explained the options available to the community for building new homes. Under the policies held within the then Core Strategy, any developer could only build a small number of Affordable properties on “exception sites”, located outside the development boundary or an even smaller number of open market properties on the only “in-fill” site remaining within the village. However, neither option would address the identified local housing need or even go part way to delivering much needed homes within the Parish.

To consider building the houses needed, outside the development boundary, would require the preparation of a Neighbourhood Development Plan.

PARISH PROPERTY SIZES

The 2016 SHMA report¹ suggests that in “housing mix” terms, the ideal proportion of properties with only 1 or 2 bedrooms should be between 55% and 60% of the total number of houses within a Parish. Only 5% to 10% of the total mix should be made up of four bedroom or larger properties. This ideal mix contrasts markedly with our current Parish housing mix, which shows less than 10% of the owner-occupied properties are 2 bedroom or less and the Parish has nearly 43% of owner -occupied houses with 4 or more bedrooms. The mix of housing types found in 2018 is shown in the table below.

The Parish lacks small bungalow accommodation, having only four 2-bedroom bungalows in total. This is severely restricting the opportunity for older residents to downsize in their later years. If older residents could move out of their large properties it would release their family sized houses onto the market and help to redress the imbalance in the demographic profile of the Parish.

In contrast to other local villages [Swainby, Osmotherley, Hutton Rudby] there has never been any social or Affordable housing provision in the Parish.

2018 House Sizes - Number of Bedrooms ²							
Number of Bedrooms	Owner Occupied		Rented		Parish Total		Hambleton
	Houses	%	Houses	%	Houses	%	District ³
1	0		4	18.2%	4	3.2%	6.8%
2	10	9.7%	6	27.3%	16	12.8%	24.4%
3	49	47.6%	9	40.9%	58	46.4%	39.2%
4	33	32.0%	3	13.6%	36	28.8%	21.9%
5	8	7.8%			8	6.4%	7.7%
6	3	2.9%			3	2.4%	
	103	100.0%	22	100.0%	125	100.0%	100.0%

HOUSE PRICES

Rising house prices over the past 30 years have resulted in the ratio of median house prices to median earnings in the Hambleton district, reaching 8.9⁴ compared to the figure for England of 6.72. First-time buyers, particularly those on rural industry incomes, cannot afford the houses currently for sale in the Parish.

The house prices in the Parish compare unfavorably in affordability terms for current and future residents with other local towns and villages, as shown by data from the Land Registry for the last 10 years. It is clear from the table above that the smaller rural villages such as this Parish command property prices which are noticeably higher than the larger rural villages and towns (such as Great Ayton, Stokesley) that also have a wider range of property sizes and property types.

¹ Hambleton Strategic Housing Market Assessment Update Report (Sept 2016) Page 29 5.41

² The table excludes houses on farms and other houses which have a dual business and residential use.

³ HDC January 2016 Strategic Housing Market Assessment Page 48 Table 7 (Note 1 Bedroom % includes 0.1% of no bedroom)

⁴ Housing and Economic Development Needs Assessment as advised by HDC Planning Dept.

Value of Houses Sold over Last 10 Years		
<u>Town/Village</u>	<u>Average Sales Value</u>	<u>Number of Houses Sold</u>
Crathorne	£361,875	4
Great Broughton	£342,907	95
Kirby-in-Cleveland	£315,465	30
Parish of Ingleby Arncliffe	£312,282	34
Hutton Rudby	£309,370	267
Seamer	£305,043	52
Stokesley	£253,538	711
Great Ayton	£201,326	668

PARISH AGE PROFILES

The lack of suitable housing and the rising house prices has contributed to a significant increase in the average age of residents. The population of the Parish has grown older with an estimated average age of 41 in 2001, steadily increasing to 51 in 2018. This has been driven by the decline in the age group of 44 years or below. The numbers aged over 60 have nearly doubled from 65 in 2001 to 127 in 2018, accounting for 43% of the Parish population in 2018.

A corresponding fall can be seen in the younger age group i.e. those aged 44 or less, whose numbers declined from 156 in 2001, to 93 in 2018. This age group is now less than 32% of the population compared to just under 50% in 2001.

Age Profiles 2001, 2011 and 2018								
<u>Age Range</u>	<u>2001⁵</u>		<u>2011⁶</u>		<u>2018⁷</u>		<u>Change 2018 v 2001</u>	
	Nos	%	Nos	%	Nos	%	Nos	%
0-15	61	19.4%	31	10.2%	29	9.9%	-32	-9.5%
16-29	35	11.1%	39	12.8%	28	9.6%	-7	-1.6%
30-44	60	19.1%	26	8.6%	36	12.3%	-24	-6.8%
45-59	93	29.6%	89	29.3%	73	24.9%	-20	-4.7%
60-74	51	16.2%	88	28.9%	89	30.4%	38	+14.1%
74-89	11	3.5%	29	9.5%	36	12.3%	25	+8.2%
90+	3	1.0%	2	0.7%	2	0.7%	-1	-0.3%
	314	100.0%	304	100.00%	293	100.0%	-21	0.0%

⁵ 2001 Census

⁶ 2011 Census

⁷ 2018 figures from a Parish survey

The change in the number of older residents, i.e. the age group of 60 years or older, is appreciably higher than comparable figures for both England and Hambleton. The Parish also shows an overall decline in its population, which contrasts with the corresponding figures for England and Hambleton.

HDC draft Local Plan July 2019: HDC population 90,700 (July 2017) with 25% aged 65 and over, which increase to 46% in service and secondary villages.

Percentage Change in the Age Groups 60-74 and 75+			
Age Group	Hambleton⁸	England⁹	Parish¹⁰
60-74	+37.1%	+24.1%	+ 74.5%
75 +	+44.8%	+17.5%	+ 171.4%
All Ages	+ 6.7%	+9.8%	-6.7%

This steady and continued damage to the demographics of the community is a danger to the social activities of the Parish which need young people to manage them into the future.

⁸ HDC January 2016 Strategic Housing Market Assessment, January 2016 Table 14 Data between 2001-2014 Page 57

⁹ As above

¹⁰ Data for Parish between 2001 - 2018

PARISH HOUSING NEEDS

HOUSING NEEDS ESTABLISHED AND DEFINED

In 2011, as part of the Community Plan questionnaire (prepared with the assistance of HDC), questions were asked of residents within the Parish as to what needs for future new housing they might have. The well represented survey (40% return level) showed a demand from 25 households seeking new housing within the Parish. The demand came from individuals wishing to live independently or seeking larger properties as part of starting a family, and older residents seeking to downsize their homes. The tenures required ranged from affordable housing or shared ownership accommodation provided by Housing Associations, through to private renting and open market purchase.

In 2013 an affordable housing needs questionnaire was distributed, assisted by the North & East Yorkshire Rural Housing Enabler in 2013. This showed an affordable housing demand for 5 houses with a further 2 households whose tenure requirements were not specifically defined. The housing needs of the Parish were revisited again in 2016 as part of this Plan process, with assistance from HDC and the North and East Yorkshire Rural Housing Enabler's team. The community wide survey, with an astonishing 70% return, showed a similar result to that of the 2011 survey, with a demand, within the next five years, for 24 new houses of mixed size and tenure. The survey also looked to capture the longer-term picture and found there is a demand for up to 37 houses within the next ten years.

In the 2016 housing needs survey the affordable housing demand was for 8 houses, slightly higher than the 2011 level of demand. A further questionnaire was circulated to the community in October 2017 to recheck those households looking for affordable housing. The results supported the earlier survey figures, and indeed showed a slight increase, but again some resident replies covered a range of tenures, rather than just one tenure option.

A table summarising the housing surveys is available on the Parish website.

HOUSING BUILD NUMBERS, TYPES AND TENURES

Following advice from HDC, the Parish Council was advised to look at only 75% of the reported housing needs (based on the 2016 housing needs survey), and that equates to 18 new houses. The tables below show how the size and tenure of a mixed housing scheme to meet the recorded needs might be presented.

House Sizes based on the under 5 years or less Needs Survey Figures	
House Size and Type	Numbers of Houses
1 Bedroom House	4
2 Bedroom House	6
2 Bedroom Bungalow	6
3 Bedroom House	2
	18

Planned Breakdown by Housing Tenure			
AFFORDABLE	SHARED OWNERSHIP	OPEN MARKET	TOTAL
5	3	10	18

NATIONAL PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF, 2019) sets out the Government's planning policies for England and how they should be applied. The overall objective of the NPPF is to secure the delivery of sustainable developments.

Consequently, planning policies are expected to help achieve sustainable development, which can be summarised as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Within this context, Neighbourhood Plans are expected to support delivery of strategic policies contained within Local Plans to shape and direct development.

In relation to the Parish of Ingleby Arncliffe, promoting sustainable development means protecting the Parish's natural rural setting and green spaces, its cultural heritage, tourism businesses and local facilities, together with the "feeling" of the community. All these aspects are essential to supporting a sustainable future for the Parish and its residents. Ensuring there are appropriate homes for local needs is essential for a well-balanced and self-sustaining community.

LOCAL PLANNING POLICY CONTEXT

The map on Page 22, illustrates the local planning policy context for the area of the Parish. It shows how the Parish is split between HDC and NYMNPA meaning the Parish is subject to two different sets of local planning policies.

Several of the community facilities are located within Ingleby Cross, including The Blue Bell Inn, the bus stop, the Joiner Shop and the Village Hall. This part of the village is considered to be appropriate for housing development if the planning policy framework was of a less restrictive nature.

PLANNING POLICY CONTEXT WITHIN NYMNPA

The presence of the NYMNPA boundary (olive green on the map below), which still follows the earlier routing of the old A172 road, cuts through Ingleby Cross leaving two houses, The Blue Bell Inn and what is referred to as the Grain Store site inside the NYMNPA planning area.

The NYMNPA Core Strategy and Development Policies Plan was adopted in November 2008, but the National Park is currently undertaking a review as part of preparing an up to date Local Plan. In both their existing and emerging LPs, the Parish is treated as being outside of the settlement hierarchy and no new housing development for the Parish is proposed. Consequently, there is no development boundary within the NYMNPA's area for the part of the village that falls within the National Park. The current policy strategy fails to address the situation of land within an existing village where the rest of the settlement is subject to a different policy approach beyond the general support within the LP for affordable housing on exceptions sites.

In summary, NYMNPA's planning policy will not allow the development of the Grain Store site. However, this policy may change if the site was no longer in use and has fallen into disrepair.

PLANNING POLICY CONTEXT WITHIN HDC

HDC's Local Development Framework (LDF) was adopted on the 3rd April 2007 when it categorised the Parish as a secondary village under the Stokesley "Service Centre" grouping. In neither the existing suite of documents that form the LDF, nor in the emerging Local Plan, is there an allocation of new houses for the Parish.

The HDC development boundary (identified in black on the map below) tightly follows the line of the existing houses and gardens and permits only infill development if suitable parcels of land exist. Given the lack of available space in the Parish to accommodate infill development, the development boundary is a policy constraint to achieving the delivery of new houses to meet identified housing needs, especially as there are a number of sites adjacent to the villages that are capable of being developed.

In addition to infill developments, HDC's existing planning policy allows for development of rural exception sites for only Affordable housing outside the Development Boundary.

Due to changes in national planning policy, HDC published an Interim Housing Policy Guidance Note in 2015 and although this policy is not part of the LDF, the policy is used by the Local Planning Authority in the consideration of current planning applications. The guidance varied the settlement hierarchy set out in the adopted Core Strategy and HDC's approach to the location for new development. In addition, the guidance offers support for development of small-scale sites for up to 5 houses, subject to meeting criteria within settlements where such development was to be resisted under the Core Strategy approach.



Map Excerpt from the Hambleton District Council Adopted LDF

However, none of the existing planning policies specifically supports the Parish's need for a mixed housing development of open market and Affordable houses, although policy CP4 of the Core Strategy sets out criteria for the consideration of proposals that are not necessarily consistent with the wider principles of the Core Strategy. If a proposal is of a scale that will meet identified local housing needs and is to be delivered for the benefit of the community then it will be necessary to demonstrate how the development meets wider sustainability considerations and will not undermine HDC's LDF and

their emerging LP. It is considered that the circumstances surrounding the Parish's specific housing needs provide the necessary justification for future development. New houses would help bolster the community and address the imbalance in the Parish's demographic profile that is threatening the future of the community, as explained in the next section.

VISION AND OBJECTIVES OF THE PLAN

The previous sections explain the context for the Neighbourhood Plan and why the Parish Council believes the policies within the Plan should focus on supporting the delivery of new homes to meet identified community need. With that context in mind, the following Vision is proposed to explain what the Plan ultimately aims to achieve before 2035. The objectives are intended to set out the means for achieving the Vision.

THE VISION

The Vision of the Plan is to bring new life to the Parish, by building a “Mixed Housing Development” of different property types, sizes and choice of tenure that will meet the identified housing needs of the community, whilst at the same time preserving the rural nature of the Parish, so valued by residents.

THE OBJECTIVES

The Plan, once approved, will:

- Revitalise the community by providing a more appropriate and sustainable mix of housing types and sizes which will help reverse the ageing demographic profile of the population.
- Have land allocated to make clear the location where the delivery of new homes will be supported.
- Have a policy that any housing development must be built to agreed standards, and design, whilst being financially viable and sustainable. Any development must also respect the character of existing properties and the integrity of the villages.
- Commit the Parish Council to adhering to the Plan when deciding its position on planning applications. It will ensure priority is given to achieving the community’s aspirations.

POLICIES AND PROPOSALS

When adopted, the Plan and the accompanying Proposals Map will be a statutory planning document with the same status as the HDC LDF and NYMNPA Core Strategy and Development Policies Plan and with the two LPA’s emerging LPs when adopted, and any development plan documents that supersede those mentioned. As such, future planning applications must be considered with reference to the Parish’s Plan.

The planning policies and proposals within this Plan focus on the main issue facing the village, which relates to housing development and integrating development into the existing villages.

DELIVERING LOCAL HOUSING NEEDS

The desire to prepare a Neighbourhood Plan for the Parish of Ingleby Arncliffe arose from the community’s need to become more sustainable by addressing identified local housing needs. Specifically, the need to provide housing that meets the needs of the existing and future needs of residents in order to secure a more mixed and balanced community.

The evidence within this Neighbourhood Plan clearly demonstrates how the existing housing stock is not sufficiently varied enough to support a sustainable community. In particular, there are insufficient smaller homes suitable for young people, young families or the elderly who wish to downsize. A greater mix of housing types within the Parish is required in order to achieve a more balanced demographic. Also, the cost of homes within the Parish precludes many who wish to remain or return to the community, which means more affordable homes are necessary if the community is to be sustainable in the long term. This is in terms of house in lower price brackets and also access to different tenures.

Housing needs surveys, including the latest attached [Appendix B] have identified the need to build approximately 18 new homes in order to address immediate local housing needs. Neither the Hambleton LDF nor the NYMNPA Core Strategy and Development Policies Plan allocate any land within the Parish or respond to specific local housing need, as the situation outlined in this document was not understood at the time the Local Planning Authority development plans were being prepared. This document therefore constitutes a significant change in circumstances which did not form part of the evidence base that informed the drafting of the Core Strategies for HDC or NYMNPA.

Paragraph 61 of the NPPF (2019) sets out how the needs of different groups in a community should be reflected in planning policies and paragraph 69 sets out how Neighbourhood Planning Groups should consider the opportunity for allocating small and medium-sized sites suitable for housing. The purpose of identifying opportunities to address local housing need through Neighbourhood Plans is intended to support the overarching Government objective to significantly boost the housing supply.

In addition to boosting supply, the NPPF (2019) also sets out policies in support of creating mixed and balanced communities as part of the principle of achieving sustainable development. The Hambleton Core Strategy policy CP1 then sets out more local policy considerations for achieving sustainable development, including reducing social inequalities and disadvantages within the community and meeting the health, economic and social well-being of the population. Policy CP4 sets out considerations for proposals outside of identified development limits to settlements such as Ingleby Arncliffe and Ingleby Cross. The policy states how affordable housing that would meet local need but cannot be met in a settlement within the hierarchy, will be supported. Policy CP6 subsequently sets out how development within villages that is small in scale will be supported where it constitutes an exception to achieve affordable housing.

In 2015 HDC introduced Interim Policy Guidance in respect of small-scale housing development schemes with a view to boosting supply. As such, small scale housing developments within villages are currently supported where they would maintain or enhance the vitality of the local community and where a number of specific criteria can be met.

The emerging HDC draft Local Plan July 2019 recognises the intention of the Parish of Ingleby Arncliffe to prepare a NP, and it supports the production of NP's where they are, in general, conformity with strategic Local Plan policies and identify local development needs.

The draft Local Plan also identifies the need for smaller 2 - 3 bed homes, bungalows and affordable housing, along with the need for smaller homes for the increasing older generation and to revitalise the housing stock to meet the needs of younger people.

With reference to the NYMNPA Core Strategy and Development Policies, strategic policies within these plans are focused upon protecting the purpose of the National Park designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. The local policies within the Core Strategy and Development Policies document therefore focus on making efforts to concentrate development within the main settlements and generally restraining development elsewhere. The NYMNPA Core Strategy and Development Policies document does, however, recognise how there is an imbalance within the demographics and over representation of the older generations.

Having identified the need to address imbalances within the demographics of the community that can be satisfied by altering the mix of housing types and tenure then it would seem reasonable, and policy compliant, to attempt to tackle the matter by identifying a specific site for allocation within the Neighbourhood Plan. For this reason, a search for a suitable site to accommodate new homes has been undertaken, which identified the former primary school and associated land to be the most viable short term option. This is on the basis that a search for sites within the Parish found the land to be the most suitable site that might accommodate the size of development required to meet local housing needs and most likely to come forward within the Plan period. A copy of the sequential search is enclosed within this document under Appendix C.

Delivering new housing development would realise the Vision of this document, which is to revitalise the Parish. In turn the objectives of revitalising the community through the allocation of land to help achieve a more appropriate and sustainable mix of housing will be realised too.

The former primary school site is known to be owned by the Diocese of York whilst North Yorkshire County Council owns the playing fields behind. Members of the SG have met with both landowners with a view to investigating the opportunity of the combined site being secured for a scheme that would deliver the number of houses required to address the current local housing need. North Yorkshire County Council's Rural Housing Enabler and a local Social Housing Provider (Beyond Homes) have been most helpful with preparing a draft layout plan included under Appendix A, and initial discussions with the Diocese and NYCC suggested a scheme involving both elements of the wider site can be achieved.

Policy P1 is therefore intended to set out the circumstances in which the Parish Council would support development of the former primary school site and associated land. It is understood that the former primary school site and associated land has capacity for more dwellings than is required to deliver the identified local housing need. The Parish Council therefore appreciate any scheme that comes forward is likely to include a mix of market and affordable units, which is acknowledged under Appendix A that shows an indicative layout scheme prepared by Beyond Homes. The Parish Council is only concerned to secure sufficient new affordable homes to deliver the identified local needs requirement. Any open market houses, above the number supported by the particular Parish Housing Needs Survey will need to be justified in accordance with strategic planning policies on the basis they are required to enable the viable delivery of the number of affordable units identified to meet local housing need.

P1: Housing Allocation – Land at the Former Primary School and Playing Field

The Neighbourhood Plan allocates the land within the Former Primary School site, together with a part of the former Playing Field, situated immediately to the North, for residential development, with a capacity for 18 new dwellings, to meet local housing needs.

The development will be undertaken in accordance with the following requirements:

Provision of a mix of dwelling types consistent with the most up-to-date housing market assessment and/or local needs survey.

Provision of affordable housing consistent with the most up-to-date housing market assessment and/or local needs survey.

Any proposal will also be expected to comply with the other policies set out within the Neighbourhood Plan.

RESIDENTIAL DEVELOPMENT ON NON-ALLOCATED SITES

If negotiations between the Diocese of York, Beyond Housing and NYCC do not reach a satisfactory conclusion, then the identified local housing need will still need to be addressed through new development within the Parish.

The most up to date local housing needs assessment [Appendix B], sets out more detailed and up to date information than referenced within either the HDC Core Strategy or the NYMNPA Core Strategy and Development Policies document at the date of publication for preparation of the NP. As such, this Neighbourhood Plan provides a more detailed policy framework for the consideration of planning applications for residential development within the Parish boundary. The purpose being to deliver the right type of housing to meet local housing needs and to help create a mixed and balanced community in accordance with the National Planning Policy Framework.

The NYMNPA Core Strategy and Development Policies document is intended to restrict new housing development due to the primary purpose of protecting the natural beauty of the National Park. As such, housing is mostly intended to serve local needs in the main built up areas.

With respect to the HDC Core Strategy, policy CP9 sets out how 50% of dwellings on sites greater than 2 or more dwellings (or sites of 0.1 acres or more) must make provision for an element of housing that is accessible and affordable. Where development is to take place outside of development limits, policy CP9A sets out how housing schemes will be supported for 100% affordable housing to meet identified housing need and where any development is small in scale. Development should not conflict with environmental protection, nature conservation policies, heritage assets and provide necessary mitigation or compensation to address harmful implications.

This policy currently applies within the development limits for the village or else adjacent to the village boundary where the policy requirements of the Interim Policy Guidance (2015) can be demonstrated. Whilst the Hambleton policy framework is useful, it is unlikely to secure the necessary mix of housing types or tenures to address local housing need within the Parish nor the numbers required. As such, the Neighbourhood Plan intends to provide an additional level of detail in the eventuality that the allocation of the former primary school site does not materialise.

The following policies simply refer back to the most recent local housing need assessment to determine the mix of housing types, sizes and tenure. This is because it is important that any development coming forward addresses the community's needs at that time, and it is likely that local needs may change. For these reasons, Appendix B sets out the most up to date understanding of the situation, but the following policies are intended to shape development by seeking to secure the necessary mix of housing types, sizes and tenure to address the identified local housing needs during the Plan period.

P2: Housing Mix

Housing development that complies with other policies in the Neighbourhood Plan and in the Hambleton and North York Moors National Park Local Plans, and provides a housing mix consistent with the most up-to-date housing market assessment and/or local needs survey will, in principle, be supported.

The need for accessible housing and specialist accommodation for older people should be particularly considered within the mix.

P3: Affordable Housing

Housing development that complies with other policies in the Neighbourhood Plan and in the Hambleton and North York Moors National Park Local Plans, and provides affordable housing consistent with the most up-to-date housing market assessment and/or local needs survey will, in principle, be supported.

DESIGN PRINCIPLES

Responses to community consultation have consistently raised how part of the attraction for living in the village is the character of the village. Whilst the principle of new development is accepted in order to meet local needs housing, the community wish to protect the special qualities of the place. The design and scale of new development are therefore important matters in the consideration of proposals for new development. Especially as the community wish to ensure the appearance of development is sympathetic, and will enhance, the existing character of the villages.

The Parish of Ingleby Arncliffe has a varied character where the architecture and layout clearly tell the story of how the village has developed over an extended period of time and consists of small groups of development from different time periods. To this end, any new development must be mindful of the various different self-evident character areas in order to achieve successful integration and harmonisation through considerations including appearance, layout and scale.

Good design that responds to local character is an important thread that runs through national planning policy, as creating places that are attractive is considered to be fundamental to what the planning and development process should achieve. In particular, paragraph 127 (NPPF, 2019) sets out design considerations to underpin both local planning policies and decisions with a view to achieving the creation

of high-quality buildings and places. This requires not just attractive design, but also design that addresses the needs of occupants and end users, including at different stages of the aging process.

At the same time, the NPPF is also concerned with reducing the environmental burden of new development by encouraging the more efficient use of natural resources and reducing energy consumption.

Strategic Objectives 8 of the HDC Core Strategy expects the unique character and identity of the towns and villages within the district to be protected and enhanced by ensuring the scale and location of new development is appropriate to the form and character of the settlement. Additionally, Strategic Objective 12 promotes high quality design of new development in order to create attractive and safe places in which to live, work and play. These priorities of the Core Strategy are then subject to more detailed policy considerations under policy CP1, which addresses the principles of development. Policy CP17 sets out the requirements to achieving a high quality of design, and the circumstances in which development will be supported.

Within the NYMNPA Core Strategy and Development Policies document, design is also emphasised as a key planning consideration, particularly within Development Policy 3, which sets out how development is expected to maintain and enhance the distinctive character of the National Park.

The Neighbourhood Plan policy is intended to highlight the matters with which the community are concerned.

P4: Key Guiding Principles for Development

New development should be undertaken in accordance with the following principles:

Proposals for new development will be expected to reflect the highest standards of design, and respect the scale, layout and appearance of existing buildings within the vicinity in order to protect and enhance the character of Ingleby Arncliffe and Ingleby Cross.

Development will be expected to deliver the best in environmental standards in order to reduce energy consumption and promote energy efficiency.

The needs of disabled and older residents should be considered and, where feasible, new homes should be capable of adaptation for people through the different stages of life or to take account of mobility needs.

Provision must be made to provide off-road car parking commensurate with the size of property or nature of development in order to minimise on-road obstruction and discourage on-street parking.

WALKING AND CYCLING PROVISION

National planning policy encourages walking and cycling in support of a number of different reasons, including promoting health lifestyles and reducing the number of journeys made by vehicles. Ensuring walking and cycling routes are safe and accessible are therefore important means by which the wider Government objectives as set out under paragraphs 91 and 102 of the NPPF (2019) can be achieved. In order to deliver the wider objectives paragraph 104 of the NPPF states that planning policies should provide for high quality walking and cycling networks, and support facilities such as cycle parking.

Even though the HDC Core Strategy and NYMNPA Core Strategy and Development Policies document were adopted prior to the NPPF (2019), policies within the Core Strategies also support walking and cycling. Within the HDC Core Strategy, Strategic Objective 2 sets out how the core policies intend to make it safer and easier for the community to access jobs and key services by means such as public transport, walking and cycling. Reference is also made within the Core Strategy to how the Community Plan and the strategy of the local health authorities both seek to promote the use of walking and cycling as alternatives to the private car for short trips. Policy CP2 then sets out how development is expected to minimise the need to travel and that access via footways, cycle paths and public transport should exist or be provided to encourage use. Transport schemes that lead to improvements in accessibility are to be supported. The NYMNPA Core Strategy and Development Policies document contains similar sentiments,

including those set out under Core Policy M and Development Policy 23, which aim to secure improved accessibility through innovative and alternative modes of transport to the private car, including walking and cycling; and by locating development where it minimises the overall need for journeys.

The Neighbourhood Plan aims to ensure pedestrian routes arising from any new development are integrated into the existing footpath network in order to encourage walking. Integration of new development into the village by foot is expected to encourage new residents to access local facilities and also allow footpaths to be fully integrated into the wider Public Rights of Way network. In turn, this should provide opportunities for recreational walks.

As any new development is expected to meet local needs, and in particular, provide new homes for the young, young families and the elderly then ensuring footpaths are fully accessible by wheelchairs and pushchairs is important. Any policy is therefore mindful of the need to not just extend the existing footpath network, but also make sure it is accessible and blended into the wider network.

P5: New and Improved Walking and Cycling Provision

Development that introduces new or intensification of use of the existing footpath, cycleway and / or bridleway network will be expected to contribute to footpath, cycleway and / or bridleway improvements or new provision in the immediate vicinity, and to provide necessary connections to the existing network to facilitate safe and level access to the wider network.

Development that would result in the loss or harm to the recreational value or accessibility of an existing footpath, cycleway and / or bridleway will be resisted.

Development which complies with other policies in the Neighbourhood Plan and in the Local Plan that would add to and / or improve the footpath network will, in principle, be supported.

CAR PARKING

Neighbourhood Plan consultations have identified how parking is one of the community's key concerns. In particular, the parking of visitors, parking by walkers, and blocking of access to residents' properties.

The NPPF (2019) does not provide guidance on parking standards, and instead sets out a number of considerations for determining local parking standards with a view to ensuring sufficient parking is provided to meet the needs of the development.

The HDC Core Strategy and NYMNPA Core Strategy and Development Policies documents do not specifically address parking standards, but they both mention specific objectives to improve the availability of car parking for residents and visitors. Within the Hambleton Community Action Plan there is also specific reference to improving parking for residents within the sub-area of Stokesley.

Parking standards for new development are instead set out in interim guidance produced by North Yorkshire County Council (2015). The guidance includes residential parking standards determined by the number of bedrooms, along with a requirement for secure cycle parking facilities. The guidance also sets out parking standards for other types of development. The parking standards are expressed as a minimum standard with the intention that development should deliver at least the level stated as part of any proposal.

In an attempt to address the concerns of the community, the Neighbourhood Plan intends to seek to protect existing parking spaces, and secure additional provision in support of the commercial and community facilities within the village. This is because there is currently a shortage of off-street parking available and additional parking would therefore help address safety concerns and remove obstacles to moving traffic from the highway. In addition, the community does not wish to see pressures for on-street parking increase, and so it is considered important that new development should accommodate parking requirements off-street.

P6: Car Parking

Any new development that would lead to the loss of existing car parking areas, including public car parking and private off-street parking areas will be resisted unless alternative off-street provision can be provided elsewhere that will meet the needs of development whilst also maintaining the existing level of vehicle parking provision in Ingleby Cross.

Parking requirements arising from new development must be provided within the boundaries of the application site, and not give rise to demand for on-site parking. The number of spaces must be in accordance with local planning policy standards, as set out in the most up to date guidance determined by the local highways authority or local planning authority.

Development which complies with other policies in the Neighbourhood Plan and in the Local Plan that would provide for additional car parking capacity, particularly to service Ingleby Cross, will be supported.

COMMUNITY PLAN

COMMUNITY PLAN (2012-2014) ACTION POINTS

The Community Plan listed several future actions that arose from the community wide survey, the outstanding action points¹² were:

Area	Action	Timescale	Status Position
Transport	Reduction of speed limit	ASAP	Ongoing See Community Objective (S1)
Transport	Flashing 30mp Sign.	ASAP	Ongoing See Community Objective (S1)
	Maintaining Local Bus Service.	Ongoing	NYCC funded
Tourism	Notice Boards	Winter 2013	Autumn 2013
Environment	Cardboard Recycling	Autumn 2013	HDC implemented recycling
Recreation & Leisure	Village Hall Disabled Access	Completed 2018	Access provided by a ramp and a motorised internal door.
Recreation & Leisure	Cycle Path to Swainby	Ongoing	A task not within the Parish's funding and control, local attention has switched to a route from Stokesley to Great Ayton
Mixed Housing Development	Await Strategic Development Review by HDC	Ongoing	The Plan
Mixed Housing Development	Prepare Neighbourhood Plan	Ongoing	The Plan
Communications	Parish Website	Ongoing	Provided 2017

All other topics raised in the Community Plan were dealt with in 2013 and 2014.

COMMUNITY ACTION POINTS

N1 To press for the conditions which would improve the likelihood of the Grain Store (Site 4) becoming a candidate site for new housing along with any other sites available at that time within the Parish

The development of the grain store site for affordable housing has been explored previously. At this moment in time, it appears there is more certainty about the development potential of the primary school site, along with its associated playing field, which has led to the allocation of land under policy P1.

The Parish Council intends to press, with the full agreement and support of the Arncliffe Estate, for changes to the site's classification under the NYMPA policy ENV15 – Environmental Enhancement Sites. This new policy forms part of the proposed new Local Plan for NYMPA, presently under examination. The change in policy would allow for the careful re-development of the site in accordance with a planning brief to be prepared in agreement between NYMPA and the Arncliffe Estate. The objective being to include the Grain Store site alongside other candidate sites for new housing development within the Parish, available at that time.

This action point should not be assumed as the Parish Council expressing any preference for future housing sites, that remains a decision for the community.

¹² Pages 18-21 Community Plan 2012-14

S1 Parish Traffic Speeds Concerns

The Parish Council will continue in its endeavors to establish measures to reduce the traffic speeds particularly on Cross Lane, continuing with its recently started Community Speed Watch programme on Cross Lane and to introduce a restriction on larger vehicles using the Parish roads as a “short-cut” from the A19 south bound onto the A172 north bound.



ICI Ingleby Cross Parking

The Parish Council should continue to monitor the parking needs of both residents and visitors in Ingleby Cross and will continue to seek the provision of off-road parking, if that is considered to remain necessary.

C1 Coast to Coast – National Trail

The Parish Council will continue in its support of the Campaign to make the Coast to Coast Walk a National Trail and will liaise as necessary with the Parish’s B&B business if any changes are proposed on the Walk’s route that may affect the Parish.

C2 Countryside and Footpaths

Whilst it is understood that the local countryside must be managed on a commercial basis, it remains essential that due regard is paid to preserving, and where possible enhancing, its recreational opportunities to support residents, tourists and Coast to Coast walkers alike.

Attention will be given to the maintenance and enhancement, where practical, of the Parish network of footpaths. The Parish Council will consult with the community on whether any community infrastructure levy proceeds that may arise from housing development should be used for enhancing Parish’ footpaths.



HI Heritage Assets, Social Amenities and Green Spaces Protection

The Parish’s existing register of historic assets and green spaces will be protected, and should any changes be considered regarding the amenities provided and/or use of either the Village Hall and/or The Blue Bell, then every effort will be made to protect the status and role of these invaluable community assets. The Parish Council will if circumstances require it, apply for Community Asset registration for either The Blue Bell and/or the Village Hall if their respective role in providing community amenities is under threat.

R1 Recreation Ground

The recreation ground provides a facility for improving the health and well-being of the community. The Parish Council will make every reasonable effort to ensure its continued provision and financial resources permitting enhance its facilities.

W1 Website

The Parish website, the Parish’s email circulation lists and its Facebook page, all play their part in encouraging a sense of place and community spirit within the Parish. Such information facilities will be maintained for the communities benefit into the future.

B1 High Quality Broadband and Internet Communications

Attention will be paid to ensuring that those residents and commercial businesses using the internet should continue to have access to the best speeds and facilities available for their respective communication purposes.

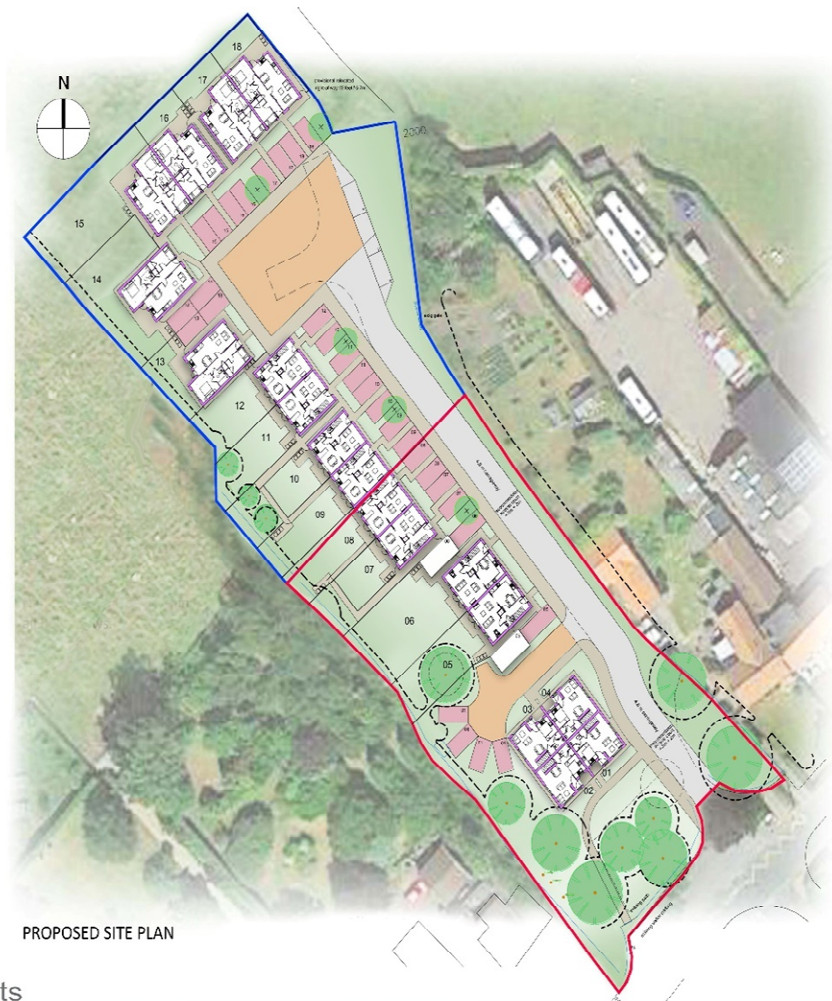
T1 Tourist and Recreation Support

Support will be given to assist the tourist economy of the Parish and preserve the recreational opportunities afforded by the rural location and nature of the Parish. The Parish Council will consult with Beyond Housing and the community to see if the remaining land could become a community asset of woodland leading to the existing Recreation Area.

BS1 Bus Service

Support will be given to maintain and where possible enhance the Parish's bus service including endeavoring to have a more frequent service to the village centres of Ingleby Arncliffe and Ingleby Cross..

APPENDIX A: PLAN SHOWING AN INDICATIVE LAYOUT FOR THE DEVELOPMENT OF LAND ALLOCATED UNDER POLICY P1



PROPOSED SITE PLAN

18001 F110
Proposed Site Plan
Ingleby Arncliffe
09-Dec-19 Scale 1:500@A1

BSBA architects
2nd floor, 11 High Row, Darlington, DL3 7QQ
Tel: 01325 354264

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Boundaries shown above are indicative only

Size Sq. Metres Each	Dwelling Ref on Site Plan	Dwelling Details	Affordable Rent	Shared Ownership	Outright or Open Market	Total
58	1-4	Quarter House 1b 2p	2	1	1	4
93	5-6	3b 5p With Garage, House			2	2
79	7-12	2b 4p House	1	1	4	6
65	13-18	3p bungalow	2	1	3	6
		Total	5	3	10	18

Key b = Bedrooms, p = persons

APPENDIX B: HOUSING NEEDS SURVEY



Ingleby Arncliffe and Ingleby Cross Neighbourhood Plan Housing Needs Survey Final Report

November 2016

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Rural Housing Enabler

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1. NEIGHBOURHOOD PLAN AREA SUMMARY

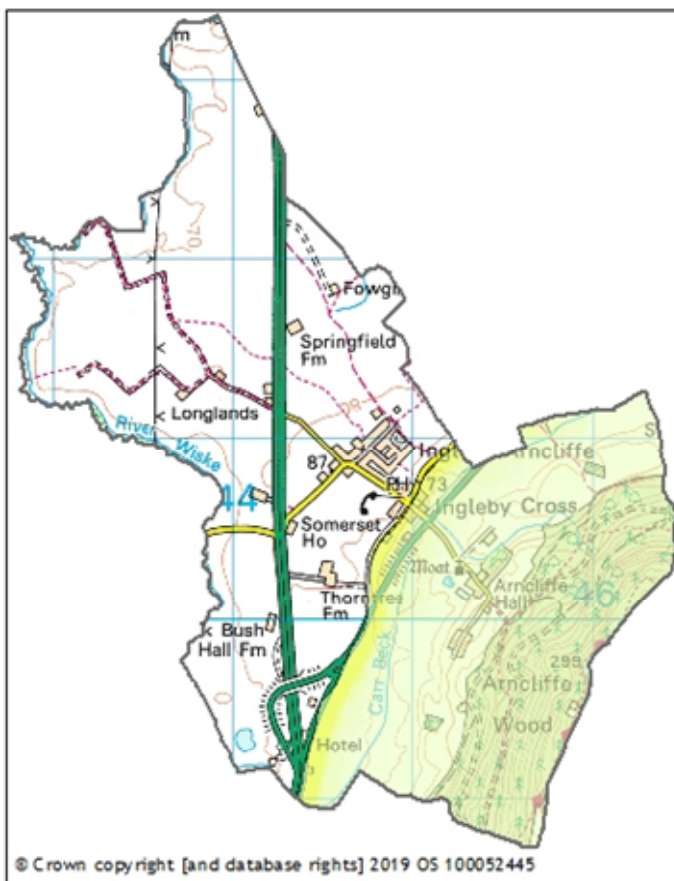
The area designation of the Neighbourhood Plan is the parish boundary, which includes the villages of Ingleby Arncliffe and Ingleby Cross. Both villages lie between the market towns of Northallerton to the south west and Stokesley to the north east. The two adjoining villages rest beneath the foothills of the breathtaking Cleveland Hills. This area has excellent road infrastructure enabling easy travel North and South via the A19 and the A172

The main planning authority is Hambleton District Council but part of Ingleby Cross lies within the North York Moors National Park Authority.

The population of 304 (**2011 NYCC Census**) is a mix of young and old who partake of a variety of leisure activities including darts & dominoes, Garden Club, WI, Cricket Club and Young Farmers, Yoga, Fitness classes and Zumba. Residents are employed in a diverse range of employment areas e.g. agriculture, professional occupations, run small businesses or are retired.

The parish is fortunate to have some splendid and well used buildings in its midst e.g. Village Hall, The Bluebell Inn, and a beautiful place of worship in All Saints Church.

Ingleby Arncliffe is fortunate to have a primary school, which provides education for up to 11 years olds. Village children from 11 to 18yrs travel by bus service into Northallerton (Allertonshire School) or Stokesley (Stokesley Secondary School).



The existing rented homes in the area are provided by private landlords. There are a total of 142 homes in the parish, including a mix of detached, semi and terraced houses, farms and bungalows. (According to 2011 Census)

2. INTRODUCTION

In order to help to identify whether there is a need for additional housing in the Neighbourhood Plan area, the Hambleton Rural Housing Enabler (RHE) was asked by the Neighbourhood Plan Steering group to undertake a Housing Needs Survey (HNS) in the parish of Ingleby Arncliffe and Ingleby Cross. A Housing Needs Survey is the first part of the process to ascertain if there is a future housing need for people with a local connection to the parish, and is the first step in the process of preparing a Neighbourhood Plan.

3. AIM

The aim of the survey is to investigate whether local people (or people with a local connection);

- a) have a housing need,
- b) can afford to buy or rent in the parish and
- c) what type of housing they might require.

Our review of housing needs includes an assessment of respondents' current and future housing arrangements and whether they can afford to access suitable accommodation on the open market. This report is also concerned with housing costs, size, location, family composition and security of tenure.

4. SURVEY METHODOLOGY

In order to carry out the HNS, questionnaires with a freepost address were distributed to every household in the parish on 23rd July. Responses were required by 26th August, and the main information needed was from families or individuals with a housing need now or within the next 2 – 10 years. Responses were restricted to members of the household aged 18 or over.

The survey was also offered as an online survey.

The covering letter asked all residents in the parish to complete a response, and family members who had moved away but wished to return to the parish, to do likewise. Completed questionnaires were returned to the RHE who analysed the results.

At the request of the Neighbourhood Plan Steering Group, 225 copies were produced to distribute to every household in the parish, with extras copies for family members having a different housing need to the house owners. In total, 184 surveys were distributed throughout the parish and those wishing to return to the parish.

5. KEY FINDINGS OF THE HOUSING NEED SURVEY

A total of 129 questionnaires were returned within the data collation period, this equated to a response rate of 70.1%. Of the returns received, 122 were paper responses and 7 were submitted online.

37 respondents stated they were in housing need and fell into one of the five “local connection” criteria.

The Neighbourhood Plan Steering Group asked that a report be produced analysing the responses from those households with a housing need who wished to move within the next five years, results can be found in Appendix 2, however a full analysis of all the answers completed on the returns can be found in Appendix 3. The summary from the Council’s Consultation Officer can be found at Appendix 4 – this shows the process respondents should have followed if in housing need.

5.1. Local Connection

From a total of 24 respondents who expressed both a local connection and an anticipated housing need in the next five years (multiple answers could be chosen),

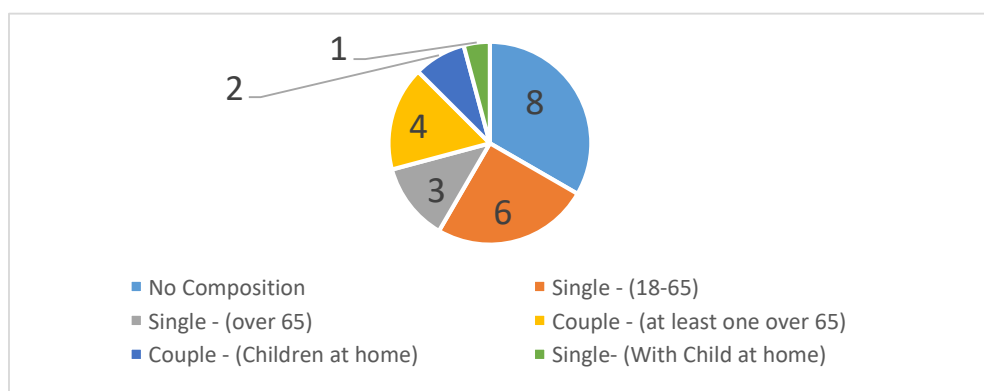
- 7 indicated they were householders planning to move within the parish,
- 11 indicated they were members of a household within the parish (aged 18 or over) and wished to move to their own home within the parish,
- 3 indicated that they had a local connection to the parish and wished to move to the parish (a local connection must be a close family member living in the parish),
- 2 indicated that they wished to return to the parish having previously lived there for at least five years,
- 1 indicated that they were employed by a business based within the parish and wished to move there.

5.2 Household Composition

Of the 24 responses having a housing need within the next 5 years, the following future household compositions have been identified:

- 8 households did not give any family composition information;
- 6 households are comprised of a single adult aged between 18 - 65;
- 3 households are comprised of a single adult aged over 65:
- 0 households comprise of adults both under 65:
- 4 households are comprised of adults where at least one is aged over 65:
- 2 households are comprised of a couple with children living at home;
- 1 household is comprised of a single person with children living at home (most likely to be families).

Graph 1 - Family Composition of Households in Need



5.3 Existing Property Type and Size

Existing Type of Property

This survey asked respondents what their existing type and size of property is and only the following information was provided:

Type of Property				
House	Flat	Bungalow	Other	No Answer
15	1	2	0	6

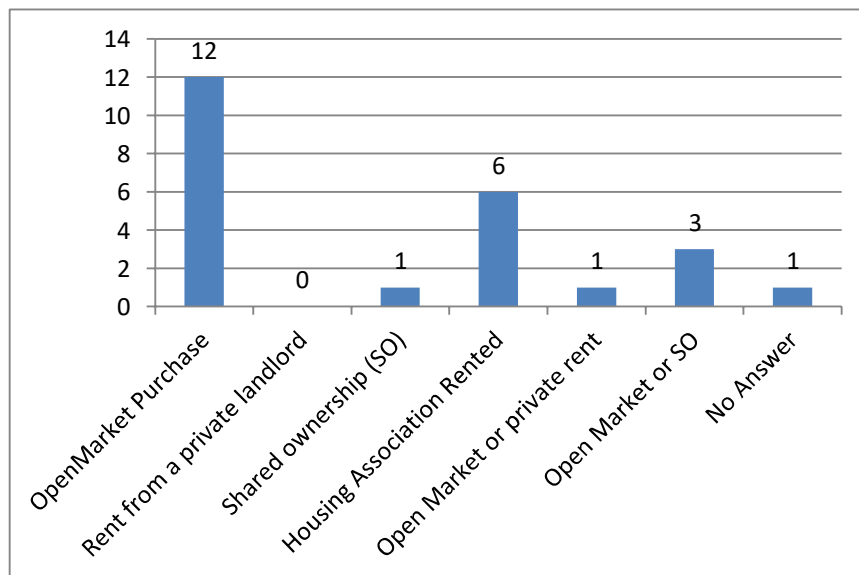
Size of Property				
1 bed	2 bed	3 bed	4 bed	No Answer
2	5	4	7	6

5.4 Type of Accommodation Required

Preferred Future Tenure

The survey asked respondents what their future tenure choice would be. The majority indicated that either buying on the open market or renting through a Housing Association would be their preference.

Graph 2 – Tenure Choice of Respondents



Size and Type of Property Required

Respondents were asked to indicate the minimum number of bedrooms which would meet the needs of their household and the type of property they would prefer.

	Type of Property				
House	Flat	Bungalow	Adapted	Bungalow or Flat	House or Flat
14	0	6	1	1	2

Size of Property				
1 bed	2 bed	3 bed	4 bed	No Answer
5	16	3	0	0

5.5 Respondent's Potential to Purchase and Local House Market

This section summarises the Housing Market of the area and finances required to buy a property.

At the time of writing (September 2016, according to www.rightmove.co.uk) there was only one property on the market in Ingleby Arncliffe, the asking price was £289,950 for a 3 bedroom detached bungalow.

To purchase this property, the approximate household income needed would be £66,300 p.a. assuming households borrowed around 3.5 times their household income and that they were able to provide a 20% deposit of £57,900.

5.6 Respondents potential to rent and local market prices

At the time of writing in September 2016, none of our partner Housing Associations have any housing stock in the parish.

An inquiry was made with the Allocations Team from North Yorkshire Home Choice (September 2016), who advised that they had no applicants on the register stating that they wanted to live in Ingleby Arncliffe or Ingleby Cross.

6. SUMMARY AND RECOMMENDATIONS

The survey responses illustrate that there is a demonstrable local housing need in the area and all 37 respondents have indicated both a housing need and a local connection to the parishes.

Thirteen of the respondents in housing need have indicated that they are 65 or over but not all have stated as being in need of a bungalow. This initial survey has been undertaken to assess the housing need in the area, which will assist the group when looking to identify a suitable site. The response for bungalows is relatively high and has been driven by home owners both under 65 and over 65.

Based on the results of the survey, in accordance with the North Yorkshire RHE's current procedure for a Rural Exception Site (where we plan to meet approximately 50% of the identified need), a development of approximately 18-19 properties would be appropriate. However, this information is to support a mixed residential development to blend in with the existing character of the village and provide a percentage of growth to meet the identified need.

On analysing the 24 responses who have identified they have an immediate housing need or wish to move within the next 2 - 5 years, and understanding the character and current form of the village, a scheme of 12–16 properties, comprised of cottage/house style properties and bungalows of 1, 2 and 3 bedroom size would meet the identified need of respondents.

The Rural Housing Enabler would recommend a scheme that meets the identified need included in this report for all types of housing:

- **To accommodate single people up to four x 1 bedroom / quarter house style properties**
- **To accommodate couples of all ages without children, eight to ten x 2 bedroom properties (houses or bungalows)**
- **To accommodate families with children, four to eight x 3 bedroom properties (houses or bungalows)**

As Ingleby Arncliffe lies in the hinterland of Northallerton, planning current policy requires 40% affordable housing to be provided on a mixed site, I have rounded this up to whole units.

Appendix 1 The personal comments have been withheld to maintain confidentiality.

INGLEBY ARNCLIFFE HOUSING NEED SUMMARY

Appendix 2

144 Households in the parish.

225 surveys produced

129 returns – 122 papers copies and 7 online submission

37 respondents indicated a future housing need. The 13 respondents with a future need of more than 5 years were disregarded in this report.

24 households in housing need form the base evidence for this report.

Summary of Needs Within 5 Year – 24 in need.

- 7 - I am a householder planning to move within the parish,
- 11 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 3 - I have a local connection to the parish and wish to move to the parish (a local connection must be a close family member living in the parish)
- 2 - I want to return to the parish having previously lived here for at least five years
- 1 - I am employed by a business based within the parish and wish to move there.

Q1

- 9 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 10 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 3 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 2 – No Answer given

Q2 What is your current housing accommodation?

- 2 - Bungalow
- 1 - Flat, apartment
- 15 - House
- 0 - Other
- 6 – No Answer given

Q3 How many bedrooms does your current accommodation have?

- 2 - One
- 5 - Two
- 4 - Three
- 7 - Four or more
- 6 – No Answer given

Q4 How would you best describe your household?

- 6 - Single – (18-65)
- 3 - Single - (over 65)
- 0 - Couple (both under 65)
- 4 - Couple (at least 1 over 65)
- 2 - Couple (with children living at home)
- 1 - SP with children at home
- 0 - SP with children not at home
- 8 - No Answer given

Future Needs

Q6 What type of accommodation would you prefer?

- 14 -House
- 6 - Bungalow
- 1 - Adapted
- 2 – House or flat
- 1 – Bungalow or Flat

Q8 What is the minimum number of bedrooms you require?

- 5 - One
- 16 - Two
- 3 - Three
- 0 - Four or more

Q9 What tenure would you prefer?

- 12 - Purchase on the open market
- 0 - Rent from a private landlord
- 1 - Shared ownership
- 6 - Rent from a Housing Association
- 1 – Open Market purchase or private rent
- 3 – Open market purchase or shared ownership
- 1 – No Answer

Q10 If purchasing what is the maximum property price you could finance:

- 12 -Up to £199,999
- 3 -Between £200,000 - £299,999
- 1 -Above £300,000
- 8 – No Answer given

Q11 Gross household incomes

- 3 - Less than £1250
- 7 - £1251 - £2000
- 4 - £2001- £2500
- 2 - £2501 - £3000
- 2 - £3001 - £3500
- 1 - £3501 or more
- 5 – No Answer given

Q12 How much of your income would you be able to spend on rent or mortgage?

- 13 - Up to £600
- 7 - £601 - £800
- 1 - £801 - £1000
- 0 - £1001 or more
- 1 – No Answer given

Broken down into segments – Within 2 years and 2 – 5 years

Within 2 years – 10

- 3 - I am a householder planning to move within the parish
- 5 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 1 - I have a local connection to the parish and wish to move to the parish (a local Connection must be a close family member living in the parish)
- 1 - want to return to the parish having previously lived here for at least five years
- 1 - I am employed by a business based within the parish and wish to move there.

Q1

- 4 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 3 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 2 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 1 - No Answer given

Q2 What is your current housing accommodation?

- 1 - Bungalow
- 1 - Flat, apartment
- 6 - House
- 2 - No Answer given

Q3 How many bedrooms does your current accommodation have?

- 2 - One
- 2 - Two
- 1 - Three
- 3 - Four or more
- 2 - No Answer given

Q4 How would you best describe your household?

- 4 - Single (18-65)
- 3 - Single (over 65)
- 0 - Couple (both under 65)
- 0 - Couple (at least 1 over 65)
- 1 - Couple (with children living at home)
- 0 - SP with children at home
- 0 - SP with children not at home
- 2 - No Answer given

Future Need

Q6 What type of accommodation would you prefer?

- 5 - House
- 3 - Bungalow
- 0 - Flat
- 0 - Adapted
- 2 - House or flat

Q8 What is the minimum number of bedrooms you require?

- 4 - One
- 4 - Two
- 2 - Three
- 0 - Four or more

Q9 What tenure would you prefer?

- 5 - Purchase on the open market
- 0 - Rent from a private landlord
- 0 - Shared ownership
- 1 - Rent from a Housing Association
- 1 - Open Market purchase or private rent
- 3 - Open market purchase or shared ownership

Q10 If purchasing what is the maximum property price you could finance:

- 7 - Up to £199,999
- 1 - Between £200,000 - £299,999
- 0 - Above £300,000
- 2 - No Answer given

Q11 Gross household incomes

- 1 - Less than £1250
- 3 - £1251 - £2000
- 2 - £2001- £2500
- 1 - £2501 - £3000
- 1 - £3001 - £3500
- 0 - £3501 or more
- 2 - No Answer given

Q12 How much of your income would you be able to spend on rent or mortgage?

- 7 - Up to £600
- 2 - £601 - £800
- 0 - £801 - £1000
- 0 - £1001 or more
- 1 - No Answer given

2 – 5 years – 14

- 4 - I am a householder planning to move within the parish
- 6 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 2 - I have a local connection to the parish and wish to move to the parish (a local connection must be a close family member living in the parish)
- 2 - I want to return to the parish having previously lived here for at least five years
I am employed by a business based within the parish and wish to move there.

Q1

- 5 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 7 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 1 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 1 - No Answer given

Q2 What is your current housing accommodation?

- 1 - Bungalow
- 0 - Flat, apartment
- 9 - House
- 0 - Other
- 4 - No answer given

Q3 How many bedrooms does your current accommodation have?

- 0 - One
- 3 - Two
- 3 - Three
- 4 - Four or more
- 4 - No Answer given

Q4 How would you best describe your household?

- 2 - Single (18-65)
- 0 - Single (over 65)
- 0 - Couple (both under 65)
- 4 - Couple (at least 1 over 65)
- 1 - Couple (with children living at home)
- 1 - SP with children at home
- 0 - SP with children not at home
- 6 - No Answer

Future Need

Q6 What type of accommodation would you prefer?

- 9 - House
- 3 - Bungalow
- 0 - Flat
- 1 - Adapted
- 1 - Bungalow or flat

Q8 What is the minimum number of bedrooms you require?

- 1 - One
- 12 - Two
- 1 - Three
- 0 - Four or more

Q9 What tenure would you prefer?

- 7 - Purchase on the open market
- 0 - Rent from a private landlord
- 1 - Shared ownership
- 5 - Rent from a Housing Association
- 1 - No Answer given

Q10 If purchasing what is the maximum property price you could finance:

- 5 - Up to £199,999
- 2 - Between £200,000-£299,999
- 1 - Above £300,000
- 6 - No Answer given

Q11 Gross household Incomes

- 2 - Less than £1250
- 4 - £1251 - £2000
- 2 - £2001- £2500
- 1 - £2501 - £3000
- 1 - £3001 - £3500
- 1 - £3501 or more
- 3 - No Answer given

Q12 How much of your income would you be able to spend on rent or mortgage?

- 6 - Up to £600
- 5 - £601 - £800
- 1 - £801 - £1000
- 0 - £1001 or more
- 2 - No Answer given

Recommendation

Upon analysing the evidence my recommendation would be for the following:

12 unit scheme, of single and two story properties

- 4 x 1 bed units (quarter house style or apartments)
- 6 x 2 bed units (house or single story)
- 2 x 3 bed units (house or single story)

Tenure split:

- 4 – affordable rented
- 2 – 4 shared ownership
- 4 – 6 open market

Construction – stone and render exteriors.

If this were to be designed in a sympathetic way, this would make a nice almshouse style development.

Total returns having a future need – 37

If you wish to move within or return to Ingleby Arncliffe parish within the next five years or more and fall into at least one of the following categories, please continue ...

- 14 *I am a householder planning to move within the parish*
 12 *I am a member of a household within the parish (aged 18 years or over) and wish to move to my own home within the parish*
 3 *I have a local connection to the parish and wish to move to the parish (a 'local connection' must be a parent, son or daughter living within the parish)*
 3 *I want to return to the parish having previously lived here for at least five years*
 1 *I am employed by a business based within the parish and wish to move here*
 4 No Answer

Existing Home**Q1**

- 1 – 21
 2 – 11
 3 – 4
 2 No answer

Q2 What is your current housing accommodation?

- House – 23
 Flat - 1
 Bungalow – 5
 Other – 1
 No Answer - 7

Q3 How many bedrooms does your current accommodation have?

- 1 bed 3
 2 bed 6
 3 bed 9
 Four bed 12
 No Answer - 7

Q4 How would you best describe your household?

- Single (18-65) 6
 Single (over 65) 5
 Couple (both under 65) 5
 Couple (at least 1 over 65) 8
 Couple (with children living at home) 3
 SP with children at home 2
 SP with children not at home
 No Answer 8

Future Needs**Q6 What type of accommodation would you prefer?**

- House 18
 Bungalow 14
 Flat/ Adapted property 2
 Bungalow/Flat 1
 House/Flat 2

Q7 When do you think you will need to move?

Within 2 years 10
2 – 5 years 14
More than 5 years 13

Q8 What is the minimum number of bedrooms you require?

One bed 5
1 or 2 bed 1
Two bed 23
Three bed 8
Four bed

Q9 What tenure would you prefer?

Purchase on open market 17
Private Rent 1
Shared Ownership 1
HA Rent 11
HA/SO 1
PR/HA - 1
OM/PR - 1 OM/SO - 3 No Answer - 1



Housing Need Survey for Ingleby Arncliffe parish

23 July - 26 August 2016
 225 paper copies printed and distributed
 147 residential properties within the parish
 122 paper and 7 online responses received
 88% response rate

WHO SHOULD COMPLETE THIS SURVEY?

92 (71.3%)	<i>I do not have a housing need</i>
If you ticked above, do not continue but please return this form in the envelope provided.	
37 (28.7%)	<i>I have a housing need</i>
If you wish to move within or return to Ingleby Arncliffe parish within the next five years or more and fall into at least one of the following categories, please continue ...	
16 (41.0%)	<i>I am a householder planning to move within the parish</i>
13 (33.3%)	<i>I am a member of a household within the parish (aged 18 years or over) and wish to move to my own home within the parish</i>
5 (12.8%)	<i>I have a local connection to the parish and wish to move to the parish (a 'local connection' must be a parent, son or daughter living within the parish)</i>
4 (10.3%)	<i>I want to return to the parish having previously lived here for at least five years</i>
1 (2.6%)	<i>I am employed by a business based within the parish and wish to move here</i>

YOUR CURRENT HOUSING ARRANGEMENTS

Q1	Which of the following best describes your current housing arrangements?	
	20 (57.1%)	<i>I live within the parish as a householder and within the next five years or more would like to move into alternative housing provision within the parish (Go to Q2)</i>
	11 (31.4%)	<i>I live within the parish as part of a household and within the next five years or more would like to move into my own home within the parish (Go to Q5)</i>
	4 (11.4%)	<i>I live outside the parish and within the next five years or more would like to move to the parish (Go to Q5)</i>

Q2	What is your current housing accommodation?	
	3 (14.3%)	<i>Bungalow</i>
	0 (0.0%)	<i>Flat, maisonette or apartment</i>
	18 (85.7%)	<i>House</i>
	<i>Other, please describe:</i>	Cottage

Q3	How many bedrooms does your current accommodation have?	
	2 (9.1%)	<i>One</i>
	4 (18.2%)	<i>Two</i>
	8 (36.4%)	<i>Three</i>
	8 (36.4%)	<i>Four or more</i>

YOUR FUTURE HOUSING ARRANGEMENTS

Q5	What are your reason(s) for needing to move?	
	5 (11.6%)	<i>I can't afford my current accommodation</i>
	1 (2.3%)	<i>Poor quality existing accommodation</i>
	0 (0.0%)	<i>Need larger accommodation</i>
	14 (32.6%)	<i>Need smaller accommodation</i>
	1 (2.3%)	<i>Need to be closer to employment</i>
	6 (14.0%)	<i>Need to be closer to a carer or dependent to give or receive support</i>
	2 (4.7%)	<i>Need secure accommodation</i>
	12 (27.9%)	<i>Need to have a place of my own</i>
	2 (4.7%)	<i>Need physically adapted accommodation</i>

Q6	What type of accommodation would you prefer?	
	20 (50.0%)	<i>House</i>
	15 (37.5%)	<i>Bungalow</i>
	3 (7.5%)	<i>Flat</i>
	2 (5.0%)	<i>Adapted property</i>
	<i>If you selected 'Adapted property', please specify what adaptation(s) you might require:</i>	
	1) I am 70yrs old and the garden I find too much for me as it is all on a hill. 2) No stairs/all aids to suit my illness 3) Wet room. I am in a wheelchair but can walk in the house, stairs a problem.	

Q7	When do you think you will need to move?	
	10 (27.0%)	<i>Within two years</i>
	14 (37.8%)	<i>Between 2-5 years</i>
	13 (35.1%)	<i>More than five years</i>

Q8	What is the minimum number of bedrooms you require?	
	5 (13.5%)	<i>One</i>
	24 (64.9%)	<i>Two</i>
	8 (21.6%)	<i>Three</i>
	0 (0.0%)	<i>Four or more</i>

Q9	Would you prefer ...?	
	22 (53.7%)	<i>To purchase on the open market</i>
	3 (7.3%)	<i>To rent from a private landlord</i>
	4 (9.8%)	<i>Shared ownership (part buy/part rent from a Housing Association)</i>
	12 (29.3%)	<i>Affordable rented from a Housing Association</i>

Q10	For open market or shared ownership, please indicate your maximum property purchase price:	
	15 (68.2%)	<i>Up to £199,999</i>
	6 (27.3%)	<i>Between £200,000 and £299,999</i>
	1 (4.5%)	<i>Above £300,000</i>

Please note: Question 11 is asked because some housing providers have financial criteria that you must satisfy in order to be considered for their housing scheme.

Q11	Please indicate your total monthly GROSS household income (i.e. before deductions)? (This question is asked to determine if you can afford to purchase a shared ownership property. If this does not apply please move to Q12)	
	Monthly income	
	4 (15.4%)	<i>Less than £1250</i>
	10 (38.5%)	<i>£1251 - £2000</i>
	5 (19.2%)	<i>£2001 - £2500</i>
	2 (7.7%)	<i>£2501 - £3000</i>
	2 (7.7%)	<i>£3001 - £3500</i>
	3 (11.5%)	<i>£3501 or more</i>

Q12	How much of your income would you be able to spend on rent or a mortgage?	
	Per month	
	19 (61.3%)	<i>Up to £600</i>
	11 (35.5%)	<i>£601-£800</i>
	1 (3.2%)	<i>£801-£1000</i>
	0 (0.0%)	<i>£1001 or more</i>

APPENDIX C: SEARCH FOR AVAILABLE SITES

To make provision for longer term development needs, and in order to reflect on comprehensive development across the villages, the SG considers it necessary to identify up to 6 acres of land, in one or more location within the Parish. The newly emerging local plan has no housing sites in the Parish and the former preferred site has now gone.

To this end, discussions were held with all landowners in the Parish during October and November of 2016. Each landowner was asked if they could release a piece of land for development within the next 12 to 18 months, or for future use, at a time to be stipulated by the landowner.

Four landowners responded positively to the request, offering 2 sites for early use and 2 sites for use in ten years' time. The area of land offered would more than meet the anticipated needs to the year 2035. Three sites are in HDC and one site is in the NYMNPA area.

At the same time as the SG were in discussion with local landowners, HDC and NYMNPA issued a "Call for Sites" consultation to all landowners in the two districts, as an initial step in preparing the respective new Local Plans. The local landowners were advised to submit their sites offered in the context of the Neighbourhood Plan, to the relevant LPAs. This was done, and both LPA's considered those sites for potential development to meet district wide housing needs. Whilst HDC performed a full assessment on the sites in their area, NYMNPA chose not to carry out an assessment of the sites in their planning area. The National Park Authority's strategy is towards locating development within higher order settlements, and meeting housing needs within the Park rather than in neighbouring authorities. HDC considered the sites and decided that they were not within HDC's 'settlement hierarchy'.

Following consideration of the sites put forward in the Call for Sites, a further search for more sites was undertaken in early 2018 by the SG. One more site was offered by a local landowner, but on examination by NYCC highways department, was declared unsuitable unless one of the roads into the villages was closed. This option will be raised with NYCC Highways Dept. and all possibilities reexamined.

The recent closure of the Parish primary school has resulted in the school building and adjacent land becoming the sixth and final site to be considered in the preparation of this Neighbourhood Plan.

A summary of all the sites offered is described in the section below and can be viewed on the Parish website.

SITES ARISING AS PART OF THE "CALL FOR SITES" AND THE SG's INITIAL SEARCH

Far Field (1a&1b) or ALT/S/075/001 (HDC Additional Sites Consultation)

The HDC assessment concluded that the site was too distant from the existing settlement and would be visually prominent. Highways indicated that substantial works would be required to enable development of the site, so it was classified as "Not a preferred site".



Atkinsons (2a&2b) or ALT/S/075/004 (HDC Additional Sites Consultation)

The owner of the site has suggested the land will not be available for development until 2027 but being inside the development boundary it was classified as a “Preferred Site” by HDC, for some limited residential development. This classification has been removed in the HDC new Local Plan July 2019.



Chapmans Field (3a&3b) or ALT/S/075/002 (HDC Additional Sites Consultation)



The HDC assessment was based on the whole site offered, and in their conclusion, whilst they would consider some limited development along the south west corner, they classified the whole site offered as “Not a preferred site”. The landowner has suggested none of the site would be available until 2027. The SG proposed that HDC reconsiders the site in two halves, but to date no results of a re-examination have been received.

Grain Store (4) (The only NYMNPA site)

No site assessment was carried out by NYMNPA. In correspondence and meetings with NYMNPA, they gave the view that they would prefer the site to be considered as an exception site containing all affordable houses. However, depending on the occupancy criteria for open market houses, they may consider a small-scale development of different property types.

The SG contacted a housing association who in turn contacted a developer, and after a desk-top exercise they concluded that the nature of the site would not result in a viable commercial housing development, particularly when affordable houses were included in the mix.



SITES ARISING SUBSEQUENT TO THE “CALL FOR SITES”

Wrights Field (5)

Highways have stated that their approval would require the closure of an access road to the south bound A19 and it is not possible to gain the appropriate access from the south end of the site.



Former Primary School (6)



The site has a central position within Ingleby Arncliffe. The school building lies within the existing HDC development boundary whereas the playing fields lie outside of the boundary. Reasonable endeavors were made to find a continued educational or alternative community use for the site, but that prospect has now been ruled out.

The site can reasonably be considered for classification purposes as a previously developed site, and with its central position in Ingleby Arncliffe and with good access to the road network, it is the SG first choice for a future housing development. An advantage is that the site is available immediately and the landowners intend to progress a planning

application in the short-term. However, the SG is concerned as to whether development would ensure the necessary mix of housing types and sizes to address the identified local housing need given developer aspirations.

SITE SELECTION CRITERIA AND RECOMMENDED SITE(S)

The SG would like to see housing development take place as soon as possible and, on that basis, site reference (6), the former Primary School is the only choice currently available.

All sites listed previously should be considered at the time of any future proposal for additional housing. The merits and disadvantages of each site should be reviewed at that time and the most suitable site selected.

Site 4 remains an area which the NDP zones for housing development, but it is understood that its financial viability is governed by current NYMNPA planning policies, which make its development unlikely. However, the emerging NYMPA new Local Plan may in offer an opportunity under its Policy ENV15-Environmental Enhancement Sites.

Key Stages, Documents and Supporting Material

On the web:

Please go to <https://www.inglebyarncliffe.org.uk/the-neighbourhood-plan.html> from where you can access all the supporting material:

Key Stages and Documents for the Neighbourhood Plan:

<https://www.inglebyarncliffe.org.uk/key-stages-and-documents-for-the-neighbourhood-plan.html> - with – Links to the Following Pages

Regulation 14 Pre-Submission Consultation
Response Form
Pre-Submission Consultation Neighbourhood Plan
Questionnaire
Open Evening Presentation

Strategic Environmental Assessment and Habitats Regulations Assessment
Determination Statement and Full Report
Links to the Local Planning Authority sites which have published the Statement and Report

Policy Intentions Consultation Draft Neighbourhood Plan
Policy Intentions Consultation Draft Neighbourhood Plan
Response and Questionnaire
Summary of Responses
Copy of all Responses received, and the subsequent changes made to the Plan

Designation of the Neighbourhood Plan
Links to the confirmation of the designation of the Neighbourhood Plan by the Parish's two Local Planning Authorities
Parish Map

Community Plan
Community Plan 2012 – 2014 Dated August 2

Supporting Documents: <https://www.inglebyarncliffe.org.uk/supporting-documents.html>

Parish History
Parish History
Neighbourhood Plan Designation
Neighbourhood Plan Area Designation by the two Local Planning Authorities
North York Moors Park Authority – Duty to Cooperate Minute
Maps
Parish Map
Housing Site Maps
Footpath Map
Steering Group
Request for Steering Group Members
Steering Group Terms of Reference
Open Evenings
First Parish Open Evening Invitation
Parish Open Evening – Introduction to Neighbourhood Planning – 14/07/16

Second Parish Open Evening Invitation
Reminder for Second Open Evening
Parish Open Evening – Slides – 24/02/17
Third Parish Open Evening Invitation
Parish Open Evening – Slides – 30/11/18
Fourth Parish Open Evening Invitation – 14/03/19
Brief statement on the 14/3/19 Open Evening
Housing Surveys
Housing Needs Survey 2011
Example of an Affordable Housing Needs “Expression of Interest” form
Affordable Housing Needs Survey 2013
Housing Needs Survey 2016
Affordable Housing Needs Survey 2017
Table of the Housing Surveys 2011-2017
Housing Sites (in the “Call for Sites” consultation) and their Assessments
Hambleton District Council Site Assessment Report
Local Plan Alternative Sites assessment
NYMPA – Response on Grain Store Site
HDC Assessment of Sites Reports – from their Call for Sites Consultation
HDC Final Assessment of the 4 “Call for Sites” included in HDC’s Draft new Local Plan
Housing Site Table (includes all 6 sites)
Historic Sites in the Parish
Listing of Historic Sites and Assets
Links to the Local Authority Areas Planning Websites
Hambleton District Council – Link to Local Development Framework
Hambleton District Council – Link to New Emerging Local Plan
Hambleton District Council – Interim Policy Guidelines
Hambleton District Council – Strategic Housing Market Assessment
North York Moors Park Authority - Existing Local Plan
North York Moors Park Authority - New emerging Local Plan
Local Authority Areas Key Communications
Key Correspondence – Hambleton District Council
North York Moors Park Authority
National Policy Planning Framework (NPPF) 2019
National Policy Planning Framework 2019

Meeting and Activities by Year on Individual Web Pages

2011
2012
2013
2014
2015
2016
2017
2018
2019
The Steering Group chair’s reports on the Neighbourhood Plan status from 2015 onwards can be found at: https://www.inglebyarncliffe.org.uk/agendas--minutes.html

GLOSSARY

Acronym	Subject	Explanation
	Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
CS	Call for Sites	Identification of available land for building homes to be included in the emerging Local Plan. In the latest draft of the HDC new Local Plan, there was no new housing planned within the Parish, hence no sites were allocated to new housing.
	Community Facilities	Community facilities provide for the health and well-being, social, education, spiritual, recreational, leisure and cultural needs of the community.
	Consultation Statement	A document accompanying the Ingleby Arncliffe Neighbourhood Plan that is required by the localism Act. The Consultation Statement must set out what consultation was undertaken and how it informed the Ingleby Arncliffe Neighbourhood Plan,
DST	Darlington & Stockton Times	Local newspaper, which has been used as a method to communicate the existence of the Plan
	Development Plan	A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted Local Plans and Neighbourhood Plans, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the Ingleby Arncliffe Neighbourhood Plan
	Examination	An independent review of the Ingleby Arncliffe Neighbourhood Plan carried out in public by an Independent Examiner

Acronym	Subject	Explanation
GS	Green Spaces	Green spaces that provide avenues for wildlife movement, often along hedgerows, streams, rivers or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.
	Habitats Regulations	The European Union Habitats Directive aims to protect wild plants, animals and habitats that make up our diverse natural environment. A Habitats Regulation Assessment would be needed if a Plan was likely to impact on wildlife habitats of European importance.
HDC	Hambleton District Council	The Local Planning Authority and public body responsible for a range of matters in our local area.
	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time including surviving physical remains of past human activity, whether visible or not.
	Infill Development	Building on a relatively small site between existing buildings
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools etc.
	Listed Buildings	A building of special architectural or historic interest whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
	The Localism Act	The 2011 Act introduces new planning rights and tools to empower communities to shape and manage development in their local area resulting in councils successfully creating and implementing Neighbourhood Plans.
LPA	Local Authority / Local Planning Authorities	For the purpose of the Ingleby Arncliffe Neighbourhood Plan this is Hambleton District Council. The Local Planning Authority determines planning applications and carry out specific planning functions for the area within their boundary.

Acronym	Subject	Explanation
LP	Local Plan	This is the emerging planning document for the future development of an area which sets out the strategic planning policies and guidance for a local planning authority area. It would also include any saved policies from former district Local Plans. The emerging Local Plan for Ingleby Arncliffe Neighbourhood Plan has been prepared by Hambleton District Council, and policies within the NYMNPA Core Strategy and Development Policies Plan.
NPPF	National Planning Policy Framework	The National Planning Policy Framework was last published by the Government in 2019. It sets out the Government's planning policies, in general terms, for England and how these are expected to be applied.
NYCC	North Yorkshire County Council	The Local Planning Authority and public body responsible for a range of matters in North Yorkshire.
NYMNPA	North Yorkshire Moors National Park Authority	Local Planning Authority for North Yorkshire Moors National Park which includes part of Ingleby Cross.
	Open Space	All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
PC	Ingleby Arncliffe Parish Council	The parish authority for Ingleby Arncliffe and Ingleby Cross.
	Planning Document	A document which sits within the emerging Local Plan setting out planning policies and/or guidance for an area.
	Plan Period	The period for which the Ingleby Arncliffe Neighbourhood Plan will set policy for the Parish. This will be from the adoption of the Plan [anticipated early 2020] until 2035.
	Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Ingleby Arncliffe Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
	Shared Ownership	Applicants purchase with the assistance of a mortgage an initial share of between 25% and 75% of the property from a Housing Association and pay rent on the share they do not own. The properties are sold on a leasehold basis usually up to a term of 99 years Owners can purchase additional shares after a qualifying period. Once 100% ownership is achieved, then the freehold of the property is transferred to the owner.

Acronym	Subject	Explanation
SG	Steering Group	The group of residents from Ingleby Arncliffe and Ingleby Cross who have led the drafting of the Neighbourhood Plan.
SHMA	Strategic Housing Market Assessment	A housing market assessment that is key to informing an area's level of future housing provision and establishing the mix of housing required.
	Sustainable Development	<p>There are three dimensions to sustainable development which give rise to the need for planning to perform a number of roles:</p> <p>an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p> <p>an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>
	Sustainability Appraisal [including Environmental Appraisal]	The process of weighting and assessing all the policies in a development plan document for its global, national and local implications.
	Viable	A plan/policy or proposal that is capable of success or continuing effectiveness.