



Ingleby Arncliffe Neighbourhood Development Plan

Planning & Compulsory Purchase Act 2004

The Neighbourhood Planning (General) Regulations 2012 (as amended)

Regulation 18 Decision Statement

## 1. Summary

1.1 In line with Regulation 18 of the regulations set out above Hambleton District Council have produced this 'Decision Statement' in relation to the Ingleby Arncliffe Neighbourhood Plan (the 'Plan') submitted to them by Ingleby Arncliffe Parish Council in December 2020.

1.2 The Plan sets out a vision, objectives and a number of planning policies that relate to the designated neighbourhood area. If made, it will become part of the development plan for land use and development proposals within the area until 2036.

1.3 Following an independent examination of written representations, Hambleton District Council now confirms that it is making the modifications to the Plan as set out in Appendix 1 below. The Plan will then proceed to a neighbourhood planning referendum.

1.4 In accordance with the examiner's recommendations, the Ingleby Arncliffe Neighbourhood Plan will proceed to a referendum scheduled for Thursday 4<sup>th</sup> November 2021.

1.5 This Decision Statement, the independent examiner's report, the Plan and supporting documents can be inspected:

- Hambleton District Council offices at Civic Centre Stonecross, Rotary Way, Northallerton, DL6 2UU. Opening Hours: Monday – Thursday 8.45 am – 5.15pm, Friday 8.45am – 4.45pm.
- Online via Hambleton District Council website at:  
<https://www.hambleton.gov.uk/planning-policy/neighbourhood-planning/9?documentId=216&categoryId=20061>
- Stokesley Area Office, North Road, Stokesley, Middlesbrough TS9 5DH  
Tuesday 8.45 – 12.30, 1.30 – 5.15 and Friday 8.45 - 12.30, 1.30 – 4.45

## **2.0 Background**

2.1 On the 7<sup>th</sup> June 2014 Ingleby Arncliffe Parish Council submitted an application to the North York Moors National Park Authority and Hambleton District Council for the designation of the whole Parish as a Neighbourhood Area. The area designated by the National Park Authority on the 18<sup>th</sup> September 2014 and by Hambleton District Council 7<sup>th</sup> October 2014.

2.2 The Parish Council subsequently prepared the Draft Ingleby Arncliffe Neighbourhood Plan. Consultation on the draft neighbourhood plan was held during 8<sup>th</sup> December 2018 – 19<sup>th</sup> January 2019.

2.3 The Submission version of the Ingleby Arncliffe Neighbourhood Plan was submitted to Hambleton District Council in December 2000. Hambleton District Council held a 6 week public consultation period on the submitted Plan from 8<sup>th</sup> January 2021 to 1<sup>st</sup> March 2021 in accordance with Regulation 16.

2.4 An Independent Examiner was appointed on 7<sup>th</sup> May 2021 to undertake the examination of the Submitted Ingleby Arncliffe Neighbourhood Plan and this was completed with the final examination report sent to both the Parish Council and District Council on 6<sup>th</sup> August 2021.

2.5 A Report recommending the suggested changes made by the Independent Examiner was present to Cabinet on the 7<sup>th</sup> September 2021 and subsequently passed through Full Council on the 14<sup>th</sup> September 2021.

## **3. Decision and Reasons**

3.1 The Examiner has concluded that, with certain modifications, the Plan meets the Basic Conditions and other relevant legal requirements.

3.2 Hambleton District Council must consider each of the recommendations made in the Examiner's report and decide what action to take in response. The Council accepts all of the modifications and the reasons put forward by the Examiner for them. Appendix 1, attached to this statement, sets out the Examiner's recommended modifications and the Council's decision in respect of each of them.

3.3 Hambleton District Council is therefore satisfied that, subject to the modifications specified in Appendix 1 being made, the Draft Neighbourhood Plan meets the legal requirements and basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention Rights and complies with the provision made by or under s38A and S.38B of the Planning & Compulsory Purchase Act 2004. The Council is therefore satisfied that the Plan can proceed to referendum.

3.4 To meet the requirements of the Localism Act 2011, a referendum which poses the question *"Do you want Hambleton District Council and the North York Moors National Park Authority to use the Neighbourhood Plan for Ingleby Arncliffe to help them decide planning applications in the neighbourhood area?"* will be held in the Parish of Ingleby Arncliffe on Thursday 4<sup>th</sup> November 2021.

This decision statement is dated 27<sup>th</sup> September 2021

## Appendix 1: Summary of Examiner's Recommendations

A summary of the examiner's recommendations. For full details, refer to the Examiner's Report on line at <https://www.hambleton.gov.uk/planning-policy/neighbourhood-planning/9?documentId=216&categoryId=20061> References in bold are to the policy or section of the submitted version of the Ingleby Arncliffe Neighbourhood Plan.

### Summary of Recommendations

#### **Recommendation 1:**

Include a Policies / Proposals Map for the whole of the plan area to show the location of the Inset Map showing the allocation under Policy P3 and the revised Development Boundary.

#### **Recommendation 2: Number and revise the Objectives as follows:**

- Objective 1. Delete "Give the parish residents the ability to";
- Objective 4. Revise to read: "Ensure housing development is built to ...."
- Objective 5. Delete the first sentence. Revise the second to read: "Ensure priority is given to achieving the community's aspirations."

#### **Recommendation 3:**

**Revise the second part of Policy P1 to read:**

*"....should be provided as part of the mix, where feasible."*

#### **Recommendation 4:**

**Revise Policy P3 as follows:**

**Revise the first paragraph to read:** *"Land within the former Primary School, together with part of the former playing field, as shown on the Proposals Map, is allocated for residential development for a minimum of 18 dwellings."*

**Revise the two bullet points by replacing** "agreed with the parish council" with "of the parish".

**Notate the bullet points alphabetically.**

**Revise the final paragraph to read** "..... other policies in the *Development Plan*."

**Revise paragraph 29 as follows:**

- revise the first sentence to read: "Policy P3 allocates the site for housing development and sets out the details of the nature of the development that should be sought in order to deliver the housing needs of the plan area.";
- delete "The parish council therefore understand that" from the third sentence;
- revise the fifth sentence to read: "*The plan is seeking to secure sufficient new affordable homes....*"
- Add at the end "*The mix of house types and tenures should be consistent with the results of the most up-to-date housing needs survey of the parish and agreed in consultation with the parish council.*"
- Revise the Development Boundary on the Proposals Map to enclose the whole of the site allocation.

**Recommendation 5:**

**Correct typographical errors in paragraph 32**

- **line 1 (it's) and paragraph 42 line 1 "Local Plan t"**. Ingleby Arncliffe Neighbourhood Development Plan Independent

**Recommendation 6:**

**Revise Policy P5 as follows:**

- **Revise the last paragraph to read:** "...other policies in the *Development* Plan that would add...."
- Add the following to the end of paragraph 53: "*Further guidance is set out in paragraphs 110 and 112 of the 2021 NPPF.*"

**Recommendation 7:**

**Revise Policy P6 as follows:**

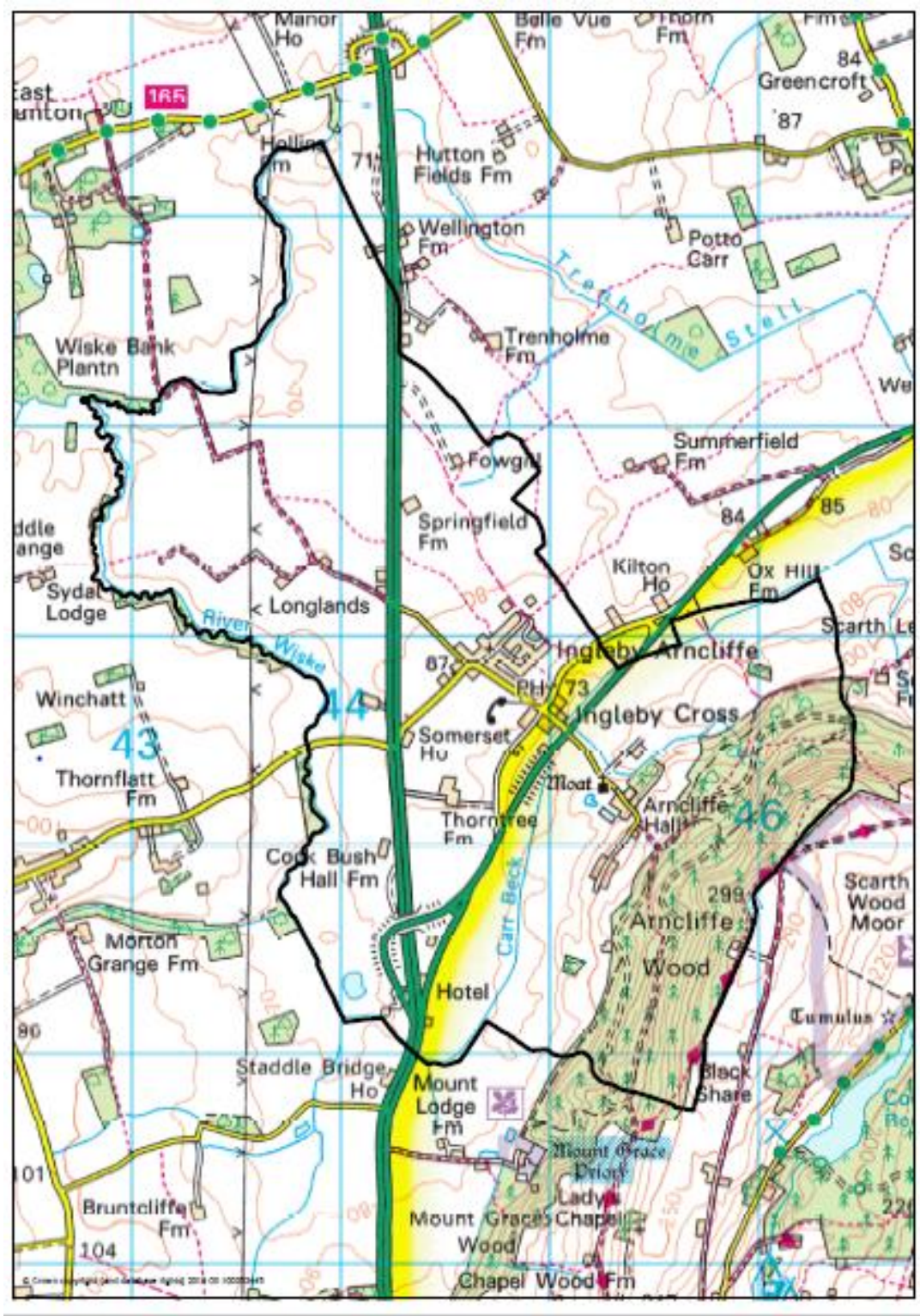
- Revise the last paragraph to read: "...other policies in the *Development* Plan that would add...."

**Recommendation 8:**

**Revise the fifth paragraph of Policy P4 to read:**

- "Development should retain and seek to enhance the parish's local ecology, *biodiversity*, wildlife and landscape."

Appendix 2 Map of Neighbourhood Area



Not to scale, do not scale from this map.