

Ingleby Arncliffe Submission Neighbourhood Plan

Name, Company / Organisation	Comment ID	Comment on	Comment type	My comment	Changes should be made:	Supporting documents
Mark Roberts North Yorkshire Police	IA_Reg16:1	P4: Key design principles for development design	Support	In February 2020 North Yorkshire Police were consulted on the Pre-submission Plan, for which I provided a response. This included a request for the Plan to include a policy in relation to Designing Out Crime. It is therefore pleasing to see that this has been included as part of Policy P4 - Guiding Principles for Development. As suggested.		
Consultations Natural England	IA_Reg16:2	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Have observations	<p>We note that the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report relies upon higher level policies to rule out adverse effects on landscape and the natural environment. We consider that Neighbourhood Plans provide an opportunity to set out how local priorities for biodiversity, landscape and natural beauty will be protected and enhanced through planning decision making and would like to see policies in the Neighbourhood Plan which reflect this.</p> <p>We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>		5791673
Mr D Stovell Stovell & Millwater Ltd	IA_Reg16:3	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Objection	<p>Preliminary Matters</p> <p>1. These representations are an objection to Policy P3: Housing Allocation – land at the former primary school and associated land (formerly Policy P1 of the Draft Plan), Policy 1: Housing Mix and Policy P4: Key Guiding Principles for Development Design of the Neighbourhood Development Plan (2018 – 2026) Submission Version (NDP) by the Diocese of York, owners of the primary school</p> <p>2. The Parish is formed from two villages, Ingleby Cross and Ingleby Arncliffe, linked by a road developed on one side, running north west-south east. The main concentration of community facilities is located at Ingleby Cross in the south east</p> <p>3. The Diocese made Representations against the policies on housing allocation and design at the Pre-submission Regulation 14 Consultation stage (PRC). We note that these Representations are not referred to within the Submission Version Document nor as far as we are aware has the Parish made any attempt to discuss our clients concerns with them.</p> <p>4. Our objections to the housing allocation policy which at the time was Policy P1, included briefly: -</p> <p>The Plan was predicated on the assumption that the Diocese land would be sold to Beyond Housing, which is not certain. This means there is an unresolved problem with deliverability (still extant).</p> <p>There was no need to allocate the Diocese land housing since it is included within the development limits of Ingleby Arncliffe.</p>		5804438

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				<p>The housing data was based on a 2016 survey, prior to the closure of the school. This was out of date. The plan only deals with past housing need and not future need.</p> <p>There did not appear to be a village wide Map to a recognised scale showing the village limits and proposal to provide a context for the policy. The village limits needed to be reviewed.</p> <p>5. Our objection to Policy 4 on development design related to: -</p> <p>It's vagueness. There is no assessment of the character and appearance of the area on which to base any advice.</p> <p>It was replicating general advice already included and available within national and local plan policy.</p> <p>6. We are surprised and disappointed that the Parish have chosen not to enter into any meaningful discussion with our client on their Representation We consider the Plan would have significantly benefited from them being properly involved. (NPPG ref para: 048 ref ID41-048-20140306). It would have probably avoided the need for this objection to the Plan and the mistrust that seems to have developed within the Parish Council over the objectives of the Diocese.</p> <p>7. The NDP is essentially a single issue plan. There are two policies regarding walking, cycling and bridleway provision and car parking, in addition the Community Plan objectives are included. However at its heart is housing provision, hence the importance of involving the key landowner in the formulation of any policy. What is the purpose of moving towards the adoption of a statutory plan when a key element remains unresolved and may never be resolved? It would mean that the plan was out of date at the time it was adopted.</p> <p>8. The Plan is effectively the same as the Pre-Submission D One objective has been added; this is to <i>“have land allocated to make clear the location where the first delivery of new homes will be supported”</i>. This seems to specifically relate to the provision of housing at the site of the school. A planning application by Beyond Housing has been approved for the site subject to a S.106 Agreement under normal planning policies. There is no need for this objective to be included, or in the fact the policy to which it relates.</p> <p>9. The objections we raised against the pre-submission document remain the same. We believe the Plan is premature until these matters are satisfactorily resolved, not only for our client but also for the Parish. This would aid in delivering a more sustainable, deliverable and robust Plan.</p> <p>10. In addition to our previous objections to the policies on the housing allocation and design, given that our position is that the housing data is out of date, we also object to Policy P2 on Housing M</p> <p>Policy P3: Housing Allocation: Land at the former primary school and associated land</p>		

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				<p>11. Our objections to this policy (which effectively is the Plan) remain around plan deliverability, plan preparation and out of date housing d We take each in turn.</p> <p>Plan deliverability</p> <p>12. The Plan is totally reliant on the successful sale of the Diocese land to Beyond Housing. This is not yet certain and the Plan cannot assume it will occur This should not be the basis of a statutory plan. There can be no guarantee that it would be delivered and does not reflect a sensible assessment of the housing needs of the village over the next 14 years, the duration of the Plan.</p> <p>13. In this case the Diocese indicated its willingness to sell to Beyond Housing about two years ago. Beyond Housing wishes to purchase but has not, up to the date of this Statement, entered into any legal commitment, nor do we understand has given any indication of doing so. The building is sound and reusable. Even the limited marketing that has been carried out has attracted interest The Diocese has highlighted the problem surrounding deliverability at the Pre-Submission stage and the Parish have made no effort to discuss this or address it in the Submission Plan.</p> <p>14. The Diocese has a Statutory obligation to achieve best consideration when disposing of its surplus land and building Valuation advice has been obtained which indicates that the constraints imposed by the proposed neighbourhood plan would mean that the value of the land could be lower than the value for the re-use of the existing building. This would render the site undeliverable for housing. Paradoxically and frustratingly for the Diocese the Neighbourhood Plan makes it less likely that the site would be developed for housing.</p> <p>15. The proposal could be, and has been, separately progressed with a planning application under normal planning policy There is no need to incorporate it as a statutory plan but if this is felt necessary it should wait until there is certainty in the proposal. Otherwise if the transaction does not proceed the Plan is immediately out of date and introduces uncertainty.</p> <p>Plan preparation</p> <p>16. In bringing forward this policy for housing allocation the Plan skips any consideration of the function and form of the village and options for growth during the Plan period. Consideration appears to be based on the “call for sites”. In planning terms this has the disadvantage of not necessarily reflecting how properly planned village growth should or could occur It is an ad- hoc rather than planned process. The lack of a comprehensive approach to the Plan is exacerbated by the absence of a Proposals Map at a recognised scale for the village or villages (since it is a twin settlement).</p> <p>17. The Plan process commenced with the Community Plan in spring 2012, at a time when the school was still open and when falling pupil numbers was a serious issue. More housing in the village was needed. A functional and open school would have been a central plank in the Plan. When the school closed in 2017, the school was added to</p>		

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				<p>the list of site The Diocese land was within the existing development limits. The presumption favoured the redevelopment of the site and it became the preferred option to be redeveloped for housing.</p> <p>18. A Statutory Plan should not be a list of project(s), particularly those that can be brought forward by other means. Its main purpose is to provide the framework within which projects can be properly delivered. The plan has been overly influenced by a decision in 2014 to focus on only housing sites, when a much broader plan context within which the housing would fit is needed.</p> <p>Housing Need</p> <p>19. The Housing Needs Survey (2016)(HNS) established that as at 2016 the housing need was for 18 to 19 properties with a mix of tenure and sizes. The HNS and its forerunner in housing need, The Community Plan, were prepared when the School was open with declining number of pupils, to keep it open more students and more housing would be needed. This need ceased in 2017. It seems to us that as a minimum a new survey was needed. Indeed this should have been the opportunity to undertake a broader review of the range of issues the community considered important including its view on housing need. It seems to us that the fact that this was not undertaken places an uncertainty over the base data of the Neighbourhood Plan which of course places an uncertainty over the validity of the Neighbourhood Plan. Just one small example: - a full survey review may have shown that there was a wish to retain the school for local education and activities. The building is sound. Instead of seeking to demolish it there may have been a wish to bring it back into educational/community use. That of course would bring in other issues including feasibility but the single minded approach meant that this, along with others, was never considered.</p> <p>20. The housing figure brought forward was the existing need established at 2016. It did not attempt to project the housing need for the village up to the end of the Plan period. Nor does the Plan. Other than a vague commitment to review this plan in two years, the policy does not provide for any future housing needs accommodated within the village. The NPPG states:- <i>“Neighbourhood planning bodies are encouraged for the plan to meet their housing requirement and where possible exceed. A sustainable choice of site to accommodate housing would provide flexibility if circumstances change, allow plans to remain up to date over a longer time scale”</i> (Para 103 Ref ID: 41-103-20190509). This is not a plan that provides for future requirements or flexibility of circumstances. It relies on one site on which our client has pointed out may not be deliverable.</p> <p>21. There is no need for Policy P3. If the transaction is agreed between The Diocese and Beyond Housing, the site can be developed through normal planning channel. Instead the plan should be reviewed in the light of providing a more sustainable pattern of development for the villages during the Plan Period.</p> <p>Policy P4: Key guiding principles for development and design</p> <p>22. It seems to us that this policy is superfluous and not needed in its present form. It simply repeats policy advice that is already contained within National Planning Policy Framework and the Development Plan policy. This is not a conservation area. There has been no character assessment of the village within the Neighbourhood Plan. In the</p>		

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				<p>absence of any character assessment, the criteria which are listed under this policy are vague are meaningless. It is virtually impossible for the Parish Council to make an effective comment under this policy on any development brought forward. There is a lack of context within which this policy sits and there is no justification for including it.</p> <p>Policy 1: Housing Mix</p> <p>23. We consider that the housing data from 2016 is out of date. As explained above it pre-dated the closure of the school. We have explained that we feel it is no longer relevant in determining the housing requirement for the village in 2021. It follows that we consider that the housing mix identified in 2016 when the school was open, is no longer relevant now when it has closed. Out of date housing surveys might be the most upto date but they should not be used to determine present housing m There is no mechanism to regularly update housing surveys in the village. This policy is supernumerary.</p> <p>Summary</p> <p>24. We do not think Policy P3: Housing Allocation: Land at the former primary school and associated land is needed or justified. Deliverability is not assured. The plan preparation which led upto it is flawed. It uses out of date housing d Development can be brought forward through the normal planning channels.</p> <p>25. We do not feel Policy P4: Key guiding principles for development and design is relevant The topic is already included in local and national policy. We consider it should be removed.</p> <p>26. We consider that Policy 1: Housing Mix is supernumerary. The existing survey information on housing mix is out of date and there is no realistic prospect of the data being kept upto date.</p> <p>27. We remain disappointed that the Parish have not chosen to involve our client in discussions in the evolution of the plan. It remains the key landowner in the Plan's delivery proposal for housing.</p>		
Cllr Hugill	IA_Reg16:4	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	The plan in my opinion meets the basic conditions		
Mrs Joyce Bean	IA_Reg16:5	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	As a former resident of Ingleby Arncliffe (forty years), I have long been aware of the need for small housing units in the Parish. Much of the existing housing stock was built with families in mind and is unsuitable, and too expensive, for local young people who would like to remain in the village where they grew up. Similarly, there is nothing available for older residents who need to downsize as their requirements change.		

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				<p>The proposed mixed development would help both young and old and would offer a well-designed addition to the community on a central site, replacing the former school building.</p> <p>The inclusion of affordable housing meets Hambleton planning stipulations.</p>		
Mrs Joyce Bean	IA_Reg16:6	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I think this part of the Plan meets the Basic Conditions.</p> <p>As a former resident of Ingleby Arncliffe who lived in the village for forty years, I have long believed that there is a shortage of smaller, more affordable homes in the Parish. Young people who have grown up in Ingleby Arncliffe or Ingleby Cross cannot afford, and do not need, the larger properties built for families. Likewise, there are no suitable smaller properties for older residents who no longer require a three- or four-bedroom family home but wish to remain in the Parish.</p> <p>The proposed well-designed, mixed development in the centre of Ingleby Arncliffe, on the site of the former primary school, offers opportunities for both younger and older residents. The combination of private and affordable housing is also useful.</p>		
CPRE	IA_Reg16:7	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Have observations	<p>Comment</p> <p>CPRE North Yorkshire ('CPRENY') welcomes the opportunity to provide a written comment about the Ingleby Arncliffe Neighbourhood Development Plan ('NDP') submitted to Hambleton District Council to be assessed against the policies of the emerging Hambleton Local Plan, which has recently been submitted to the secretary of State and been through examination in public.</p> <p>In general, CPRENY supports the development of NDPs and the vital role that they play within the adopted planning policy process, giving weight to the topics which matter most to the communities within the parish.</p> <p>The Ingleby Arncliffe NDP has been prepared by the Neighbourhood Plan Steering Group on behalf of the Ingleby Arncliffe Parish Council. The Designated Neighbourhood Area includes 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, in the north east of the district of Hambleton. Part of the parish also falls within the North York Moors National Park Authority's jurisdiction.</p> <p>The plan period for the NDP is 2018-2036 and it deals specifically with housing across the parish during that time. The emerging Local Plan does not set a housing requirement for the Parish; indeed, the draft settlement hierarchy does not allocate any land for residential development within secondary villages or identify defined development limits on the policies map. Instead, the emerging Local Plan supports minor development adjacent to the built form where several criteria can be satisfied. Policy S4 provides opportunities for local development requirements to be addressed within Neighbourhood Plans. As such and following evidence collated via two Housing Needs Surveys and parish questionnaires, the Steering Group has opted to allocate a single site for residential development on the site of the former primary school and playing field for a minimum of 18 dwellings to meet local housing need. The NDP also indicates that development of the site should comply with an up-to-date housing needs assessment in</p>		

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				<p>terms of the provision of affordable housing. The emerging Hambleton Local Plan at Policy HG3 sets out how 30% Affordable housing will be sought, either on-site or by way of a financial contribution. The NDP has sought to go further in case the district-wide policy does not deliver the required housing that the parish needs. CPRENY fully endorse this approach.</p> <p>CPRENY are disappointed that the NDP has not promoted opportunities to improve biodiversity across the parish. National Planning Policy is clear that proposals should demonstrate a measurable net gain in biodiversity (paragraph 175d) and the forthcoming Environment Bill is expected to set out a requirement for all proposals to achieve a net gain of 10% in biodiversity, which is already being rolled out as good practice across the country. It is considered that the Steering Group has missed a great opportunity to include a development brief for the site allocation within the NDP that could have pre-empted this requirement and ensured conformity with the NPPF as well as future policies highlighting the implicit role the environment must play in the fight against the detrimental impacts of climate change in line with paragraph 149 of the NPPF.</p> <p>It is considered that had the Steering Group produced a development brief for the allocated site, a provision encouraging the generation of on-site energy production and zero-carbon dwellings could have been incorporated. The requirement for each dwelling to have off-street parking to alleviate existing concerns alongside the need for suitable electric car charging points for each dwelling as standard would future proof the proposal.</p> <p>Furthermore, the inclusion of appropriate Sustainable Drainage Systems and native species planting within landscaping schemes for the site development including the retention of existing hedgerows could have been promoted. CPRE campaign for the retention of greenspaces both nationally and locally, recognising their intrinsic roles providing both amenity value for residents and visitors to the countryside alongside facilitating wildlife habitats.</p> <p>Policy P4 Design Principles deal with some of these matters, however, it is our opinion that they do not go far enough. The policy will provide for all development within the parish including any potential windfall opportunities. If the Steering Group do not consider a development brief necessary for the NDP then it is considered that the policy criteria could be widened to incorporate some of these matters.</p> <p>In summary, CPRENY, welcomes the opportunity to comment on the Ingleby and Arncliffe NDP and fully supports the intention of the Parish Council and Steering Group in providing local needs housing to serve their parish with an up-to-date assessment of affordable housing and appropriate mix. CPRENY do feel, however, that the NDP could have considered the protection and promotion of the environment within their policies and sought to deliver ways to increase biodiversity across the parish but certainly for the allocated site. This would in turn aid the mitigation of climate change within the parish.</p>		
Matt Verlander Avison Young for National Grid	IA_Reg16:8	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Have observations	<p>Guidance on development near National Grid assets</p> <p>National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p>		

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				<p><u>Electricity assets</u></p> <p>Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p> <p>National Grid's '<i>Guidelines for Development near pylons and high voltage overhead power lines</i>' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid's statutory safety clearances are detailed in their '<i>Guidelines when working near National Grid Electricity Transmission assets</i>', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets</p> <p><u>Gas assets</u></p> <p>High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.</p> <p>National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.</p> <p>Guidance on development near National Grid assets</p> <p>National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p><u>Electricity assets</u></p>		

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Mr Paul Fellows North York Moors National Park Authority	IA_Reg16:9	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I am writing to confirm that this Authority does not have any comments to make regarding the submission draft Ingleby Arncliffe Neighbourhood Plan. We note the intention to potentially promote the grain store site as an environmental enhancement site in any future versions of the North Yorks Moors National Park Local Plan.</p> <p>I can also confirm that the Neighbourhood Planning Group has kept this Authority informed of work on the Plan and sought our views.</p> <p>We wish the Parish Council success in completing the Plan.</p>		

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Michelle Saunders North Yorkshire County Council	IA_Reg16:10	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Have observations	<p>Growth and Heritage Services</p> <p><i>Growth</i></p> <p>The County Council has a number of Plans and Strategies that are relevant to the preparation of the Neighbourhood Development Plan. The North Yorkshire County Council's Council Plan sets out a shared vision for the area "We want North Yorkshire to be a thriving county which adapts to a changing world and remains a special place for everyone to live, work and visit."</p> <p>Furthermore the Plan sets out the Council's key ambitions up to 2024. These are: Leading for North Yorkshire;</p> <p>Every child and young person has the best possible start in life;</p> <p>Every adult has a longer, healthier and independent life;</p> <p>North Yorkshire is a place with a strong economy and a commitment to sustainable growth, and an Innovative and forward thinking Council</p> <p>The County Council has developed a plan to deliver economic growth. The three main aims seek to achieve:</p> <ul style="list-style-type: none"> Larger business base and increased number of jobs Equal access to economic opportunity Increase the median average wage <p>A number of key enablers have been identified, including:</p> <ul style="list-style-type: none"> Creating high quality places and increased housing provision and green infrastructure Delivering a modern integrated transport network Enhancing the environment and developing tourism & the green economy Delivering a modern communication network <p>Whilst the Neighbourhood Development Plan provides communities with a greater say in the development of their areas, they also provide a vital role in contributing to the shared vision and ambitions of the County Council.</p>		

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				<p><i>Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</i></p> <p>It is clear that much of the focus of the Neighbourhood Plan is towards the development and provision of additional Housing, specifically the delivery of housing that meets the needs of the neighbourhood area, as established by the Neighbourhood Plan group. It will be important that any policies within the neighbourhood Development Plan therefore do not conflict with national Policy and Policies with in the Hambleton and North York Moors National Park Local Plans'. Any development proposed must be appropriate and support sustainable development, which is essential to creating and maintaining healthy sustainable places and communities.</p> <p>The matters of funding and delivery do not appear to be addressed within the Neighbourhood Plan. Areas with an adopted neighbourhood plan receive 25% of the Community Infrastructure Levy (CIL) contributions generated within their areas. In times of increasing pressure on the Council's own budgets, the use of CIL received by the Parish to deliver their aspirations and identified improvements as set out in Section 11.</p> <p>It would therefore be helpful for the plan to set out how the Parish council propose to use the Developer Contributions received to support the objectives of the Neighbourhood Development Plan.</p> <p><i>Heritage</i></p> <p>The plan could have included greater detail on the historic character of the settlements which still retain a 19th century agricultural feel along the main streets. There is still a legible medieval element to the layout of the settlements with a strong frontage on to a former village green (now enclosed as front gardens) along the main street.</p> <p>The proposed development on the school site should try to respect this frontage, at the moment the site is set a little further back.</p> <p>The document could also include a list of community nominated heritage assets in the form of a local list.</p> <p>Planning Services</p> <p>The majority of the Neighbourhood Plan Area is not with in a Mineral Consultation Area.</p> <p>Passenger Transport</p> <p>In terms of bus services, it is important that any new developments support existing services to improve their sustainability.</p>		

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				<p>The provision of additional services or increase in the frequency or route of the current service would require substantial funding and is unlikely to be sustainable if the development does not create a sizable passenger usage base.</p> <p>Access for public transport will need to be considered for any proposed individual sites through transport plans and studies.</p> <p>Highways and Transportation</p> <p>The Local Highway Authority has considered the above NDP and considered policies 5 and 6, pertaining to walking, cycling and bridleway provision and parking respectively. The two policies seem reasonable and do not contravene NYCC or National guidance.</p> <p>There is an additional minor note on Policy 5:</p> <p>Paragraph 53 should also reference Para's 108 and 110 of the NPPF.</p> <p>Further consideration should be given to TN 1/20, which covers the delivery of new and improved cycle infrastructure as an integral part of general highway improvement and maintenance work and in new developments.</p>		
Mrs Muriel Ann Cowen	IA_Reg16:11	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	I would like to say that the Ingleby Arncliffe Neighbourhood plan is very good and is just what the village needs.		
Mr Gerald Eastham	IA_Reg16:12	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I totally support this Neighbourhood Plan in its current form.</p> <p>It has been developed over 7 years by a civic-minded team who have repeatedly consulted with everyone in Ingleby Arncliffe and Ingleby Cross to ensure that their needs are fully incorporated.</p> <p>This plan is in alignment with the HDC Local Plan.</p> <p>Many of the requirements originally identified in the preceding Community Plan have already been achieved.</p> <p>The outstanding issues, which are now the focus of this Neighbourhood Plan are:</p> <ul style="list-style-type: none"> Control of future developments in the combined villages to ensure that their character remains essentially unchanged 	The Plan is complete and requires no further changes.	

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				<ul style="list-style-type: none"> Limited housing development incorporating a high proportion of affordable properties to meet the currently identified needs of existing villagers. <p>Both these outstanding issues are very competently addressed in the current plan that has met all legal requirements for the formation of a Neighbourhood Plan.</p>		
Mrs Bertha Ellen Eastham	IA_Reg16:13	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I fully support the Neighbourhood Plan.</p> <p>I have lived in Ingleby Arncliffe for almost 30 years and during that time it has retained its rural character.</p> <p>The Neighbourhood Plan fully incorporates the considered views of the community and defines the way in which they would like it to develop in the future including:</p> <ul style="list-style-type: none"> Support of local businesses and community activities. Controlled housing development becomes possible to meet the needs of the community as their circumstances change That the rural setting of IA and IC is maintained. 	None needed	
Mrs Judith Towers	IA_Reg16:14	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>As far as I am aware the Plan achieves all required objectives set out above.</p> <p>As a resident of Ingleby Arncliffe, my opinion is that the residents have been kept informed of its development and widely consulted throughout. The changing demographics have been reflected and as a result positive and appropriate recommendations are made.</p> <p>Local residents I feel, are in the best position to take these factors into consideration and are keen to plan for a sustainable future, fairly taking into account everyone's views.</p>		
Mr Tim Alderson	IA_Reg16:15	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Objection	<p>The village plan and identified housing requirements have been made clear. Four larger houses on this site does not align with the plan. The question to be answered is simple: What is more important, need or greed?</p>		
Mrs Rebecca Derrington	IA_Reg16:16	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>This plan has been carefully worked out over the past few years as a real community effort and most certainly meets all of the Basic Conditions. It has the full support of myself and many others here in the village; therefore I would strongly commend it to you for approval as it will have a positive effect on our community for years to come.</p>		
Mrs Joan Wilkinson	IA_Reg16:17	Ingleby Arncliffe	Support	<p>I support a mixed housing development on the school site, including affordable housing for local people.</p>		

Name, Company / Organisation	Comment ID	Comment on	Comment type	My comment	Changes should be made:	Supporting documents
		Neighbourhood Plan (whole plan)				
Hazel Warhurst	IA_Reg16:18	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Have observations	<p>As a resident in the Parish since 1981 and a Parish Councillor for 18 years, I have long been aware of the lack of small houses. In that time the demographics of the parish have changed and the current housing stock is inadequate as detailed in the Plan.</p> <p>The closure of the village school has provided a unique opportunity to create a mixed development in the heart of Ingleby Arncliffe and address the shortfall of smaller properties.</p> <p>No exception site for Affordable Housing has ever been found - unlike all neighbouring parishes - so to incorporate some at this juncture is essential.</p> <p>The Plan meets the Basic Conditions.</p>	No changes required	
Mr David Warhurst	IA_Reg16:19	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I believe that the plan meets all the basic conditions. This plan is the result of a thorough and rigorous process carried out in the parish of Ingleby Arncliffe, with extensive community consultation and is well supported by the great majority of residents. It addresses the serious lack of affordable housing which is desperately needed to cater for older residents wishing to downsize and for young people from village families wishing to stay in this community as they move into adulthood. Meeting these needs is essential to the maintenance of a lively and balanced population into the future.</p> <p>The team producing the Neighbourhood Plan has researched all possible sites for housing in great detail, concluding that the much regretted closure of the village school provides the best available location to meet the needs it has identified.</p> <p>As a village resident for more than 40 years I want to register my strong support for this Neighbourhood Plan.</p>		
Mrs Elizabeth Styan	IA_Reg16:20	Ingleby Arncliffe Neighbourhood Plan (whole plan)	Support	<p>I strongly support the plan. A LOT OF TIME AND CONSULTATION HAS GONE INTO THE PRODUCTION OF THIS DOCUMENT. It reflects the needs of the community for a mixed housing development (not another four large houses as suggested by the Diocese submission) and it protects the village from future unwanted developments.</p>		