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PARISH OF INGLEBY ARNCLIFFE NEIGHBOURHOOD PLAN

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## NEIGHBOURHOOD PLANS – WHAT ARE THEY?

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- The Act was designed to decentralise powers from Whitehall, and to empower the local communities of villages, towns and cities, so that they could **decide for themselves** whether they had a need for additional housing or social amenities in their neighbourhood. Decisions on such matters would now be taken locally.
- The vehicle for communicating the wishes of a community on matters of local interest eg future housing and where it should be built, is the **Neighbourhood Development Plan** - which when approved and adopted becomes part of the Development Plan of Hambleton District and North York Moors National Park Authority.
- The Neighbourhood Plan must have regard to national planning policy and should not promote less housing development than in the District Local Plan.
- The timeframe for the Neighbourhood Plan will be for the community to decide. It can be from five to 20 years.
- A robust programme of community engagement will help to ensure that the Plan is based on the views, aspirations, wants and needs of the local people.



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## WHY DID YOUR PARISH COUNCIL DECIDE TO COMPLETE A NEIGHBOURHOOD PLAN AND HOW CAN IT HELP OUR PARISH?

- The Community Plan completed by this Parish in 2013 left an open question on the parish's possible future housing development.
- Without a Neighbourhood Plan the community is not in control of potential planning applications. You need look no further than Stokesley and Hutton Rudby. They are faced with the reality of new housing developments about which the local residents were not consulted in advance.
- Other local communities engaged on Neighbourhood Plans in the Hambleton district include Appleton Wiske, Easingwold and Huby.
- More than 8 million people in over 1,700 neighbourhoods in England have undertaken a Neighbourhood Plan.
- The Neighbourhood Plan would:
  - provide a tool to allocate sites for future housing development and would be based on full community consultation and the consent of landowners to allow their land to be developed.
  - cover the location, design, mix of property types, and the preferred tenure of ownership.

### Neighbourhood Planning is spreading across the country

**1700+**

areas have started  
neighbourhood  
planning



**100**

successful referendums

**8 million**

people living in a  
neighbourhood  
planning area



average

**33%**

voter  
turnout

**330+**

draft plans prepared  
by communities

on average

**9 in 10**

vote

**'YES'**





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## WHAT WAS THE KEY MESSAGE EMERGING FROM THE PARISH COMMUNITY PLAN AND PREVIOUS HOUSING SURVEYS?

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The 2011 parish 'Housing Needs' survey undertaken by Hambleton District Council indicated a potential need for some affordable houses, some small houses and some two/three bedroom houses for private purchase.

The response to the 2013 Community Plan questionnaire demonstrated support for a mixed housing development and the Community Plan proposed that a Neighbourhood Plan be the vehicle for progressing this outstanding question.

The needs for a new housing development are understood to be:

- **The senior citizens**
  - Increased requirement for bungalows and flats
  - Easy access
  - Flexibility to accommodate residents with a disability
- **The younger residents**
  - Smaller houses
  - Affordable accommodation
- **Former parish residents**
  - Desire to return and live back in the parish
  - Affordable Housing
  - Range of housing needs







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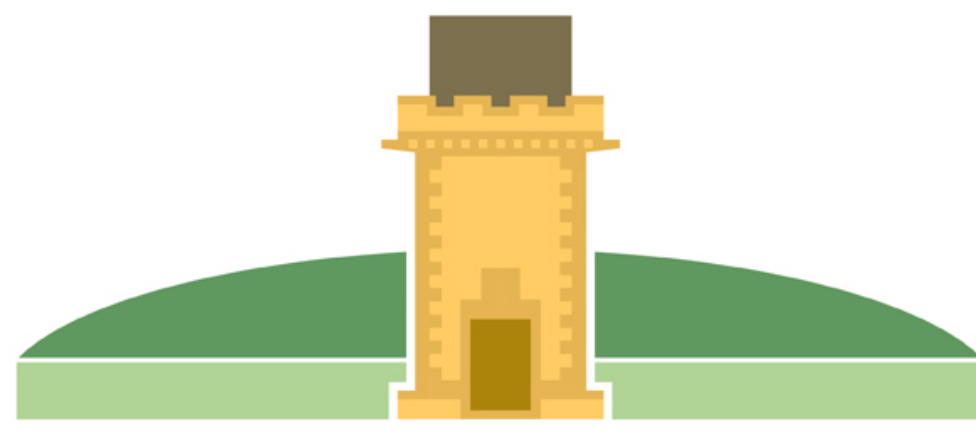
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## NEXT STAGE – WE NEED YOUR INPUT

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We need to:

- Establish the current position on housing needs of the parish, through a Housing Needs Survey.
- Identify the number of properties needed, the type of accommodation required and the preferred tenure.
- The district council will undertake the analysis of the survey and the results will be shared at a parish consultation event.
- If the survey confirms a need for new properties the Neighbourhood Plan will be the tool for identifying and recommending suitable sites. This will be based on community consultation in order to provide a firm evidence base.

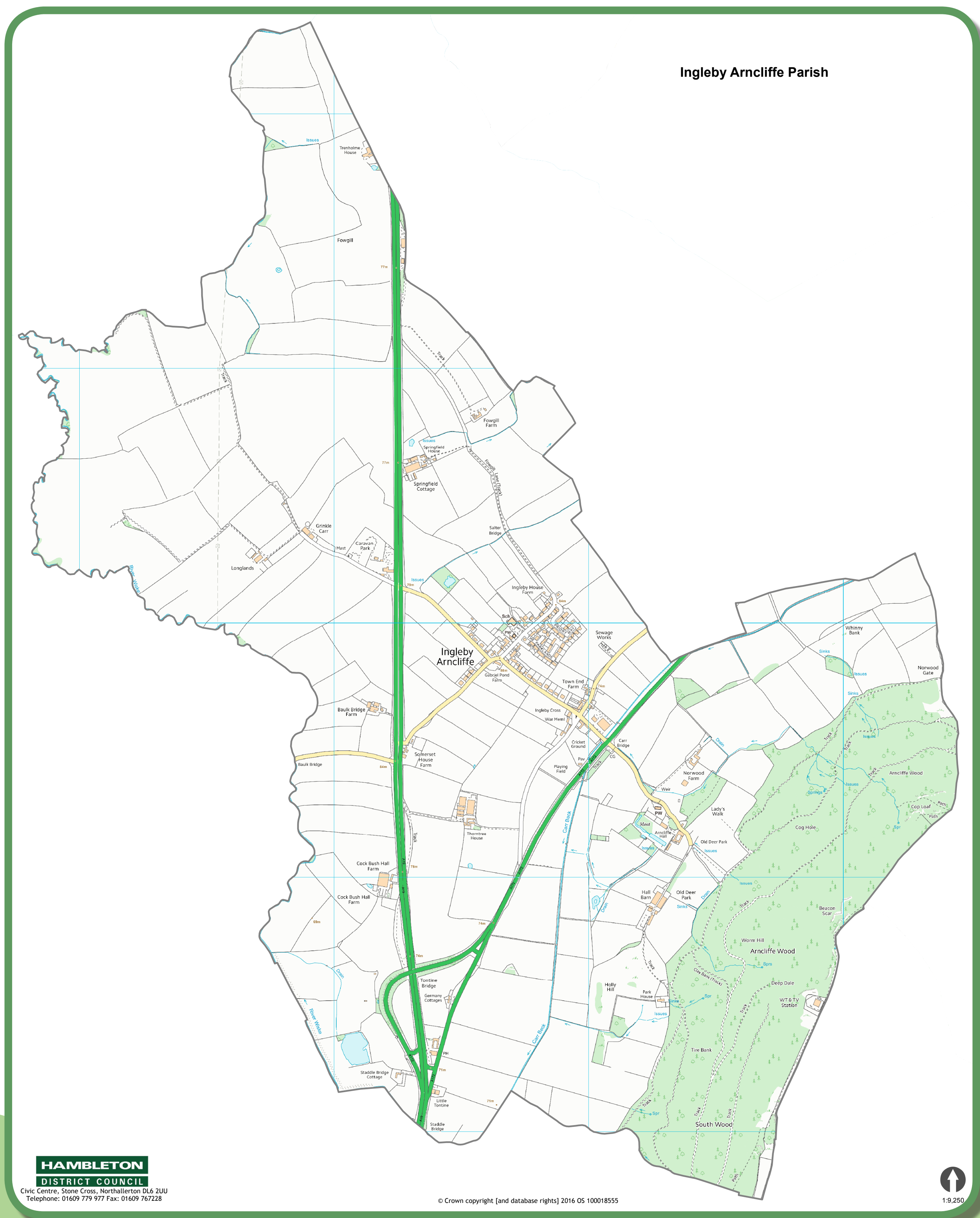


INGLEBY ARNCLIFFE  
PARISH COUNCIL

PARISH OF INGLEBY ARNCLIFFE NEIGHBOURHOOD PLAN

NEIGHBOURHOOD PLAN AREA

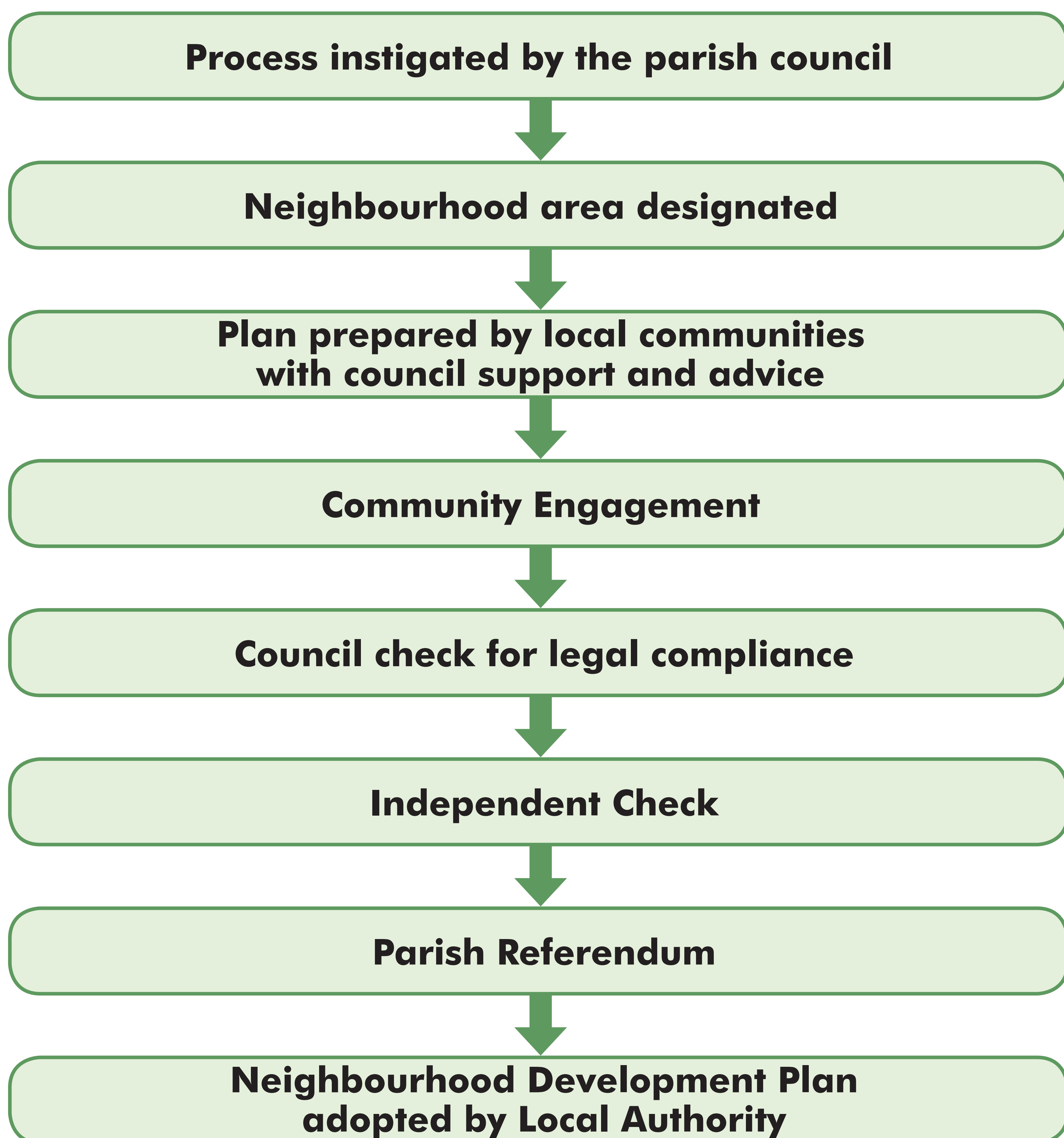
Work on a Neighbourhood Plan can only commence formally when a neighbourhood area has been designated by the local authority. In 2014 application was made to Hambleton District Council and the North Yorkshire Moors Park Association for the designated area to be the land within our parish boundary. That application was approved.





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## NEIGHBOURHOOD PLANS - WHAT IS THE PROCESS?







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## NEIGHBOURHOOD PLAN STEERING GROUP

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- Formed by the Parish Council in early 2016.
- Charged with managing the preparation of the Neighbourhood Plan.
- Membership of the Steering Group includes both Parish Councillors and volunteers but is keen to enlist any younger members of the parish who would be willing to assist in the process.
- Their activities are governed by terms of reference agreed to by both the parish and district council.
- The Steering Group Members are:
  - George Hunter (Chair)
  - Ken Jones (Vice Chair)
  - Ruth Eastham
  - Susan Stephenson
  - Judith Temple
  - Clive Walley
  - Hazel Warhurst
  - Karen Wilde



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# HOUSING TERMS – WHAT DO THEY MEAN?

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### ■ Affordable housing

The Government defines Affordable Housing as Social Rented, Affordable Rented, and Intermediate Housing provided to specified eligible households whose needs are not met by the open market. Eligibility is determined with regard to local incomes and local house prices.

**Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

**Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

### ■ Open market purchase

House prices agreed between sellers and buyers without any Government assistance.