

George Hunter
Chair of Neighbourhood Steering Group

Your Ref:
My Ref:
Dealt with by: Sue Walters Thompson
Typetalk: 18001 01609 779977

19 February 2018

By Email

Dear George

Ingleby Arncliffe and Ingleby Cross Neighbourhood Plan

I refer to your letter dated 1st February 2018 which I received on 5th February 2018.

From your letter and discussions that I have had with the Planning Policy team I note that work on the Neighbourhood Plan is progressing well. You have received assistance from Amanda Madden, Rural Housing Enabler to identify a level of housing need for around twenty homes, predominantly two and three bedroom houses or bungalows, of which eight to ten would be affordable.

You are now seeking written assurance that if a suitable site can be sourced in either Hambleton or the North York Moors National Park Planning Authority area that the scale and nature of the proposed housing development will be acceptable within the emerging Local Plan.

Firstly, apologies for my late response but prior to responding to you Mark Harbottle and I felt it would be useful to meet with Chris France and Paul Fellows from the North York Moors National Park. This meeting took place on Friday 16th February 2018. We have since seen a copy of the letter that Paul Fellows has sent to you and concur with his comments regarding the Neighbourhood Plan process.

Ingleby Arncliffe is identified as a Secondary Village in the current Local Development Framework. In 2015 the Council adopted an Interim Policy Guidance Note which allows appropriate small scale development within smaller settlements where it is adjacent and well related to the built form.

The Council is now preparing a new Local Plan. In late 2016 it consulted on the Preferred Options document. In this document Ingleby Arncliffe remains at Secondary Village reflecting the Council's view that it is a settlement that is capable of accommodating some housing growth during the Plan period which extends to 2035.

The current Local Development Framework and the Council's approved Supplementary Planning Documents support the delivery of affordable housing and the right mix of dwellings to meet local needs, including a higher proportion of two and three bedroom homes. These approaches are echoed in the Preferred Options document and will be the basis upon which policies are drafted for the Publication Version of the Local Plan.

It is therefore likely that the Council would be able to offer 'in principle' support for the level and type of housing development that you are proposing. However, in order to provide a firmer view, it would be useful to know more detail about your proposals, for example the location of the site that you are considering. We would also ask that the Neighbourhood Plan group shares with the Council any independent site assessment work that it has undertaken.

We think it would be helpful to meet in the village with yourselves and colleagues from the North York Moors National Park, to visit the site you are considering and advise you of any other sites that may be suitable. If you think this would be a good way forward please ring me on 01609 767176 or email me: sue.walters-thompson@hambleton.gov.uk to discuss a mutually convenient date and time to meet.

Yours sincerely

Sue Walters Thompson
Housing and Planning Policy Manager

Tel: (01609) 767176
sue.walters-thompson@hambleton.gov.uk

cc Cllr David Hugill