

# PARISH of INGLEBY ARNCLIFFE

## NEIGHBOURHOOD DEVELOPMENT PLAN FOR 2018-2036

Adopted (Made) Version  
14 December 2021



**YOUR PARISH - YOUR VIEWS - YOUR DECISIONS**

Produced by the Neighbourhood 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 assets of historical interest, giving the villages a distinctive character. Buildings such as Monk's House, All Saints Church, the Water Tower, the Blue Bell Inn and the Village Hall are all fine examples of Arts and Crafts period architecture. There is also a connection of Middle East explorer Gertrude Lowthian Bell with Arncliffe Hall. Nearby former Coaching Inn and Postal stopover of the Cleveland Tontine are also 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 Neighbourhood 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 Plan Steering Group, but it could not have 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 Neighbourhood 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 Neighbourhood Plan address the type of development the Neighbourhood Plan Steering Group would support, in order to deliver the number and type of houses needed to secure the immediate future of the community. In the event 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 Neighbourhood 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 Neighbourhood 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 Neighbourhood Plan and are expanded on in more detail in the Consultation Statement.

Our thanks go to all the members of our Steering Group, both past and present, who have worked hard to draft the policies and prepare the Neighbourhood Plan's supporting material. Thanks also to the other members of our community for taking the time to contribute their thoughts and views. The Parish Council gave its formal approval to this Final Neighbourhood Plan and its accompanying submissions in November 2020.

## **Steering Group (Past and Present Members)**

David Cook (from 2019, Parish Councillor), Sophia Cooper (from 2019), Ruth Eastham (from 2014, Parish Councillor), Kenneth Jones (from 2016 to 2019, Chairman from July to November 2019), George Hunter (from 2014, Chairman from April 2014 to July 2019, Parish Councillor), Susan Stephenson (from 2016), Jude Temple (from April 2016 to 2018), Hazel Warhurst (from 2016, Parish Councillor), Karen Wilde (from April 2014 to 2019), Clive Walley (from 2016, Parish Councillor).

# TABLE OF CONTENTS

<b>1. BACKGROUND TO THE NEIGHBOURHOOD PLAN</b>	<b>4</b>
<b>2. NEXT STEPS IN THE NEIGHBOURHOOD PLAN PROCESS</b>	<b>8</b>
<b>3. PARISH OF INGLEBY ARNCLIFFE PROFILE</b>	<b>9</b>
<b>4. CHANGING CHARACTER OF THE COMMUNITY</b>	<b>15</b>
<b>5. PARISH HOUSING NEEDS</b>	<b>20</b>
<b>6. SEARCH FOR AVAILABLE SITES</b>	<b>23</b>
<b>7. NATIONAL PLANNING POLICY CONTEXT</b>	<b>25</b>
<b>8. LOCAL PLANNING POLICY CONTEXT</b>	<b>25</b>
<b>9. VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>	<b>28</b>
<b>10. POLICIES AND PROPOSALS</b>	<b>28</b>
<b>11. COMMUNITY PLAN</b>	<b>40</b>
<b>12. COMMUNITY ACTION POINTS</b>	<b>41</b>
<b>APPENDIX A: PROPOSALS MAP: SHOWING THE NEIGHBOURHOOD BOUNDARY AND THE WHOLE SITE ALLOCATION UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW</b>	<b>44</b>
<b>APPENDIX A1: PROPOSALS MAP: ORDINANCE SURVEY MAP SHOWING LOCATION AND SIZE OF SITE ALLOCATED UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW, SHOWING THE FORMER SCHOOL SITE AND WHAT AMOUNT OF THE PLAYING FIELD WOULD BE DEVELOPED</b>	<b>45</b>
<b>APPENDIX A2: INDICATIVE LAYOUT OF THE SITE (6) FORMER SCHOOL SITE AND ITS ASSOCIATED LAND (PLAYING FIELD). AN INDICATIVE LAYOUT BY BEYOND HOUSING, LATEST UPDATE</b>	<b>46</b>
<b>APPENDIX B: HOUSING NEEDS SURVEY, NOVEMBER 2016 FINAL REPORT</b>	<b>47</b>
<b>APPENDIX C: SEARCH FOR AVAILABLE SITES</b>	<b>66</b>
<b>APPENDIX D: AFFORDABLE HOUSING – ILLUSTRATION OF A LOCAL LETTINGS POLICY FOR THE ALLOCATION OF AFFORDABLE HOUSING</b>	<b>70</b>
<b>KEY STAGES, DOCUMENTS AND SUPPORTING MATERIAL</b>	<b>75</b>
<b>GLOSSARY</b>	<b>78</b>

# 1. BACKGROUND TO THE NEIGHBOURHOOD PLAN

1. The proposal to prepare a Neighbourhood Plan that would shape the future development of the villages 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 that commenced the Community Plan was that 83%<sup>1</sup> of the respondents felt part of the community, valuing especially the peace and quiet of our rural parish.
2. 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 North & East Rural Housing Enabling Officer, have consistently confirmed the need for a development of new houses to meet the current needs of parishioners.
3. 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 Plan.
4. To progress the drafting of the Neighbourhood Plan, the parish council formed a Steering Group in April 2014, comprised of parish council members and local community volunteers. The Steering Group 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.
5. In June 2014 the parish boundary was submitted as the area of designation for the Neighbourhood Plan and this was approved by both North York Moors Park Authority (NYMPA) and Hambleton District Council (HDC) on 18<sup>th</sup> September and 7<sup>th</sup> October 2014 respectively. The Parish of Ingleby Arncliffe is a cross boundary parish with the main parts of the two villages within the HDC Local Planning Authority. The remainder of the Parish, including part of the centre of Ingleby Cross, are within the NYMPA Local Planning Authority’s area. HDC are the lead authority of the two Local



View towards the Villages

Planning Authorities regarding the Neighbourhood Plan, as agreed by NYMPA on the 14<sup>th</sup> September 2014. The Neighbourhood Plan area covers the whole of the existing parish, as identified by the map on Page 7.

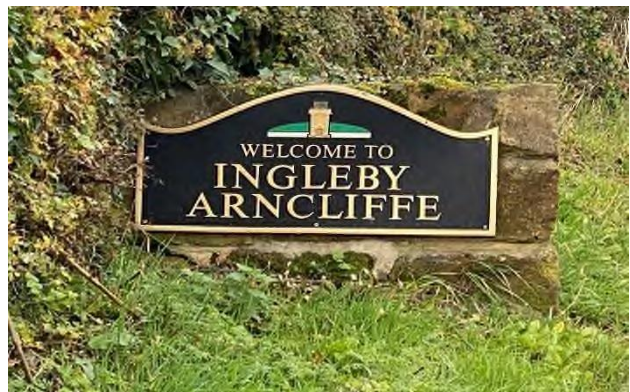
6. At a routine progress meeting with HDC Planning Department in early 2015 the Steering Group was advised to postpone further work on the Neighbourhood Plan until HDC had replaced the Local Development Framework (LDF) by a new HDC Local Plan. The reasons given were that the new HDC Local Plan could change the number of houses needed in the parish and possible changes to the development boundary could render the preparation of the Neighbourhood Plan unnecessary.

---

<sup>1</sup> Page 15 of the Community Plan 2012/3



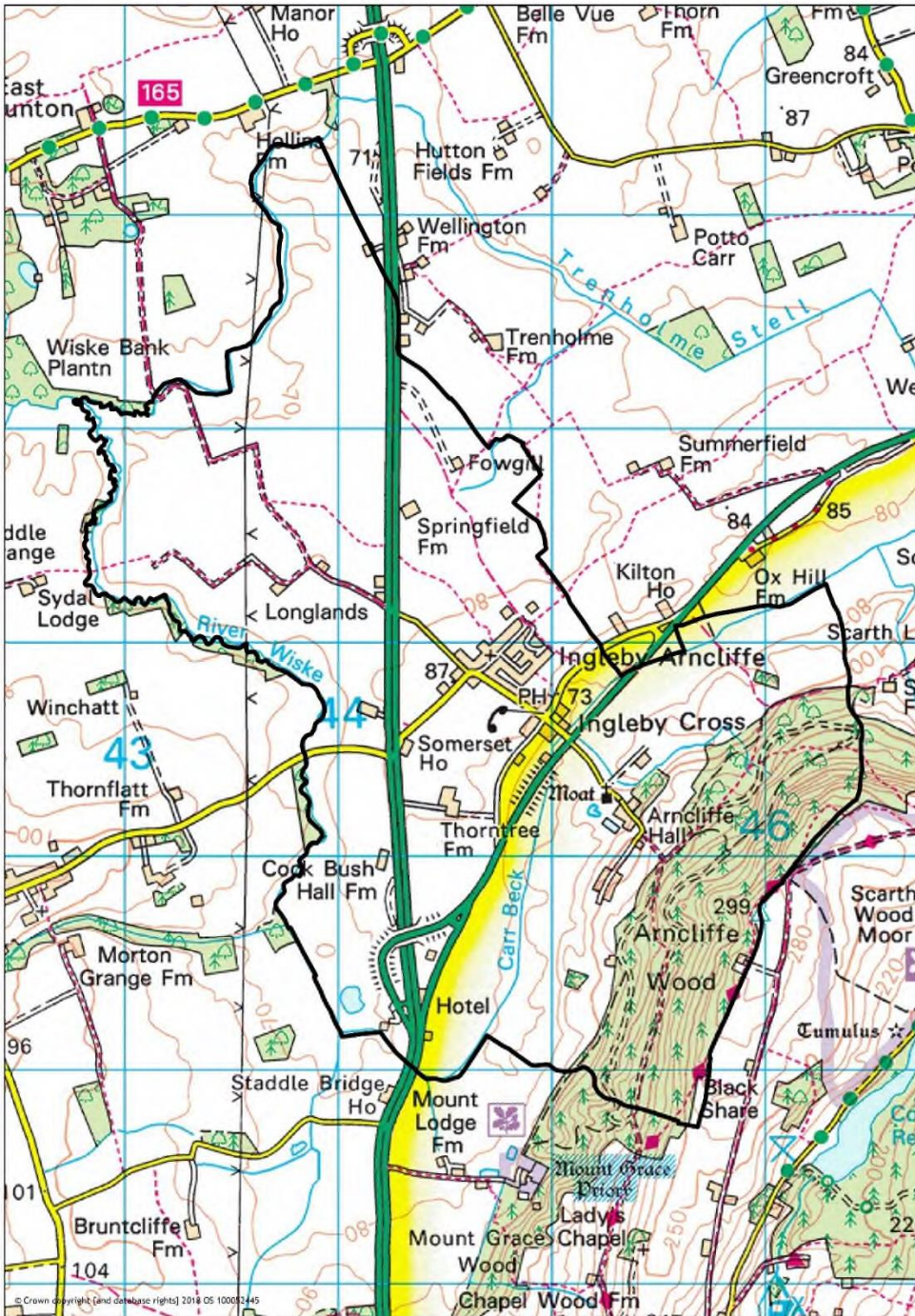
7. The work of the Steering Group was therefore suspended for the remainder of 2015 while awaiting the release of the revised HDC Local Plan. However, by February 2016 it became clear that the release of the Local Plan was to be delayed further, so the Steering Group was reformed and met in April 2016 to draw up the Terms of Reference for preparing the Neighbourhood Plan. The Terms of Reference were agreed by both the parish council and HDC in April 2016. Residents were invited to join the Steering Group and the parish council is kept informed of progress on a regular basis by the chair of the Steering Group. The reports from the Chair are also published in the minutes of the parish council meetings. These reports are made available on the parish council website. Reports are also published on the parish council noticeboards and in the Darlington and Stockton Times. The press representative reports on the parish council meetings on a regular basis.
8. The Neighbourhood Plan is intended to specify the policies governing any new housing development within the parish. The period covered by the Neighbourhood Plan is from 2018 to 2036, falling in line with the timescale of both HDC and NYMPA emerging Local Plans. It is a requirement of national legislation and planning policy that Neighbourhood Plans are prepared in general conformity with the strategic policies of Local Plans.
9. The Steering Group has engaged, consulted and listened to the local community through four Housing Needs Surveys, community open meetings, newsletters, parish council meetings and engaged with other interested parties including local landowners, HDC, NYMNP, North Yorkshire County Council (NYCC), and the Diocese of York, and statutory authorities with a view to progressing a Neighbourhood Plan that will address identified local housing needs. The Steering Group understands the importance of engaging, consulting with and listening to the community. For this to be meaningful the community needs to be as informed about the Neighbourhood Plan as possible. The chair of the Steering Group has provided a report on its progress to every parish council meeting since 2015. These reports are available on the Parish website. In addition, 16 of the 18 Parish Newsletters since November 2017 have reported on the work of the Steering Group. These newsletters go to every household in the Parish, either by email or as a printed hand-delivered copy.



10. An Open Meeting has been held every year since 2016, to which every adult in the Parish has been invited. In addition to members of the Steering Group, representatives of HDC, NYMNP and the Rural Housing Enabler have taken part. Representatives of Beyond Housing Association have attended since they became involved. People have been able to ask questions of all the representatives. All the Open Meetings resulted in very positive feedback from the great majority of people attending. In November 2019 a petition was handed to the leader of NYCC, requesting "that NYCC facilitate the building of the new houses which the Neighbourhood Plan shows the Parish needs, by helping the speedy sale of the Primary School playing fields". 82% of the adult population of the Parish were able to be contacted in person and 95% of these were happy to sign the petition. The Open Meeting required as part of the pre-planning Application Consultation by Beyond Housing Association, recorded an attendance by 79 residents on 21st November 2019.
11. The Final Open Meeting, before Covid\_19 lockdown came into force, was held on 6th February 2020. There were presentations by members of the Steering Group and the Beyond Housing Association representative. Attendance was 24 residents with 4 apologies.

12. Two formal consultations have been held with all the adults in the Parish.
13. In November 2018 the Policy Intentions Consultation was held. The draft Neighbourhood Development Plan was sent to 271 people and 109 replied to the 16 questions asked. Of the 109 respondents:
  - 100 “agreed with the Vision proposed for the Parish”,
  - 98 “agreed with the objectives proposed for the Parish”,
  - 102 “agreed that new houses should be built in the village”,
  - 100 agreed “with the Plan’s selection of the former school site and it’s adjacent land for the first housing development” and
  - 92 agreed with the mix of open market and affordable houses in one development.
14. In November 2019 The Pre-Submission Regulation 14 consultation was sent out. A total of 76 responses were received from the community and of those:
  - 56 support without modifications
  - 9 support with comments but no modifications needed
  - 11 support with modifications
  - 0 Do not support
15. The Consultation Statement provides comprehensive details on the process and stages of community consultation.
16. As a result, the Steering Group has identified one site within the parish that can accommodate the number of houses needed, as indicated by the most up-to-date Housing Needs Surveys (2016, Appendix B). The site has been assessed and the development is considered deliverable, with the cooperation of the landowners. The remaining policies within the Neighbourhood Plan are intended to address circumstances in which the site does not come forward for development to deliver the identified local housing need.
17. The policies within the Neighbourhood Plan have been subjected to a Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening Opinion, as required by European legislation. The Screening Opinion found that the policies and proposals within the Neighbourhood Plan should not give rise to any significance adverse impacts or harm to any notable habitats or the environment in general. As such, full assessments are not required.





*Map showing the extent of the Designated Parish Area highlighted in Black*

18. If the final version of the Neighbourhood 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 2036.
19. All the evidence that has been collated to support the drafting of the Neighbourhood Plan is listed towards the back of this document and can be found at: <https://www.ingleby-arncliffe.org.uk/the-neighbourhood-plan.html>

## 2. NEXT STEPS IN THE NEIGHBOURHOOD PLAN PROCESS

1. Consultation was undertaken in December 2019 on the Regulation 14 version of the Neighbourhood Plan and the SEA/HRA. The Regulation 14 version included policies and proposals to address the various matters raised in the Policy Intentions Consultation, in which there was clear majority support from residents. The Regulation 14 version of the Neighbourhood Plan attracted responses from 68 residents and also a number of statutory consultees. Comments received were analysed and a number of changes were subsequently incorporated into this, the latest version of the Neighbourhood Plan. The Steering Group has also prepared several supporting documents that are required to accompany the Neighbourhood Plan, which include a Basic Conditions Statement and Statement of Community Consultation. These documents, along with the final draft Neighbourhood Plan and the SEA/HRA, have been submitted to HDC.
2. HDC, as the lead authority will consult under Regulation 16 on the submitted Neighbourhood Plan before providing copies of the required documents to an agreed Independent Examiner, appointed to report on whether and how the Neighbourhood Plan meets the statutory requirements. The Examiner will make recommendations on any changes necessary to ensure the Neighbourhood Plan can proceed through the final stages.
3. Subject to successful examination, the Neighbourhood Plan will go to a local parish Referendum to be organised by HDC.
4. The policies proposed are marked with a prefix P and are illustrated on pages 28 to 39. They are contained within a blue background “box” and once made will be material planning considerations in the determination of planning applications. The Community Action points (pages 41 to 43) are similarly contained within a “box” and coloured brown. These are matters that are not strictly planning considerations, however, the actions have been included within the Neighbourhood Plan to show the parish council’s commitment to address various non-planning concerns raised by the community through the Neighbourhood Plan process. The Plan as a whole will be subject to a Referendum.
5. If there is a favourable result in the Referendum (more than 50% of those voting in favour), the Neighbourhood Plan will become part of the statutory development plan for the Parish and becomes an important document in considering and deciding upon planning applications within the parish.
6. Monitoring of the Neighbourhood Plan policies will be the primary responsibility of the Parish council. They will produce an annual report on how the policies have been applied to any Parish planning applications.
7. The Parish Council will report on how any Community Infrastructural levies have been received and spent within the Parish. On the adherence and progress on the Community Action Points and what remains to be achieved.
8. It is anticipated that if the housing development put forward by Beyond Housing Association is successfully delivered, it will not be necessary for the Parish council to undertake a further Parish Housing needs survey until 2022, when a new Steering Group would be formed.



# 3. PARISH OF INGLEBY ARNCLIFFE PROFILE

## COMMUNITY AMBIENCE

1. In an age of increasing isolation, villages such as ours can provide the personal interactions that people value and residents have confirmed this in their responses to the Community Plan.
2. The Community Plan also confirmed that residents felt part of the community, welcoming its good community spirit and especially valuing the “peace and quiet” of the parish’s rural setting.
3. The adults of the parish have many groups to join and events to enjoy as well as the pub and now, a recent addition, a 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 into the future.

## PARISH ECONOMY

4. The parish residents obtain their incomes from a variety of sources, including but not limited to:
  - Retirees
  - Tourist trade
  - Self-employed, professional and home-based businesses
  - Employment outside of the parish
  - Agriculture and forestry
  - Coach business
  - Game keeping and shooting

## RELIANCE ON THE INTERNET

5. Rural communities such as our parish already rely in many ways on the internet which requires 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 those in the tourist trade have a vital need of the internet. Farmers complete paperwork for the Department of the Environment and Rural Affairs, and their suppliers, via the internet. The coach business is similarly dependent on the internet, and the use of the internet will continue to increase.

## TOURISM

6. 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 to The Blue Bell Inn and the 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.
7. 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 staff. 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

8. 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 also used as a Polling Station.



### All Saints Church



9. 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".



10. 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

11. 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.



12. 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. Further grants obtained recently, have allowed Adult exercise equipment and extra items to be purchased. The parish council supports the Recreation Area with its running costs, these costs include rent, mowing, maintenance and Insurance costs. Children can safely use the recreation ground and it provides a good place to meet and make friends.

### **The Blue Bell Inn**

12. 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.



### **Social Activities**

13. 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.

14. 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 (Source Community Plan, 2013). There is however a “Wish list” (Source Community Plan, 2013) 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**

15. 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)**

16. 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



17. Ingleby Arncliffe Women's Institute 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 Women's Institute Darts team meets in the local pub. Outings to places of interest are organized from time to time.

## Garden Club

18. 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.
19. Members meet about 6 times per year to visit places of interest to gardeners, listen to knowledgeable speakers and hold social events.
20. Households open their gardens to the public every 3 to 4 years to raise funds for the above groups.
21. All these social activities rely for their support and funding on residents, emphasising the need to revitalise the community.

## The Joiner's Coffee Shop

22. 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

23. 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 as a fine-dining establishment offering seasonal and locally sourced produce.



## Coach Company

24. H Atkinson & Sons (Ingleby) Ltd 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

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

## Green Spaces

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



Looking South towards North York Moors



War Memorial Green



The two villages when viewed from the North York Moors

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

## Footpaths

28. The parish has several footpaths within the villages as well as those in the woods nearby, which include parts of the Coast to Coast walk and the Cleveland Way. A map showing the parish footpaths is available in the Neighbourhood Plan supporting documents on the Parish website.



Path towards The Parklands from Ingleby Cross



Green Lane Bridleway - leads off Ingleby Arncliffe Main Street



## HERITAGE ASSETS

29. Listed buildings in the parish:

Grade I - Arncliffe Hall and attached wall. (South East)

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).



Village Hall



Water Tower



Arncliffe Hall



Monks House



All Saints Church



## **4. CHANGING CHARACTER OF THE COMMUNITY**

### **PERIOD FROM 1950 to 1960**

1. 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 about. 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**

2. 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.
3. 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, The Parklands and Priory Way estates, were 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.
4. 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**

5. During the 1990's, there was a change in the dynamics of the parish population. 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.
6. In 1999 the HDC 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 currently inaccessible from any direction. This "Development Boundary" was renewed in 2010 so that only by knocking down existing buildings could new houses be built within the village.
7. 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.
8. 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. The Table of Aged Profiles on page 19, shows the effect on the parish age profile with over 60's doubling in number from 2001 to 2018 and accounting for 43% of the parish population, whereas those aged under 44 have reduced in percentage terms from 50% in 2001 down to 32% by 2018.

9. 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.
10. The full impact of this property stagnation was brought to light in 2011, during the preparation of the parish Community Plan. A questionnaire was distributed to all households covering numerous subjects such as the school, communications, housing needs etc. The response on housing needs revealed the need for 25 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 Affordable 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. There would be no segregation of Affordable houses onto a separate site, all tenures would be mixed on the one site.
11. 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 deliveries to the home.
  - Reduction in religious practices.
12. 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 HDC LDF, 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.
13. To consider building the houses needed, and outside the development boundary, would require the preparation of a Neighbourhood Plan.

## PARISH PROPERTY SIZES

14. The 2016 SHMA report<sup>2</sup> 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.
15. 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.
16. In contrast to other local villages [Swainby, Osmotherley, Hutton Rudby] there has never been any social or Affordable housing provision in the parish.

Table of House Sizes - By Number of Bedrooms <sup>3</sup>							
<u>Number of Bedrooms</u>	<u>Owner Occupied</u>		<u>Rented</u>		<u>Parish Total</u>		<u>Hambleton</u>
	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</u>	<u>District4</u>
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

17. 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 8.9<sup>5</sup> 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.
18. 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 below 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.

<sup>2</sup> Hambleton Strategic Housing Market Assessment Update Report (Sept 2016) Page 29 5.41

<sup>3</sup> The table was prepared by the Neighbourhood Plan Steering Group in late 2017. The table excludes houses on farms and other houses which have a dual business and residential use.

<sup>4</sup> HDC January 2016 Strategic Housing Market Assessment Page 48 Table 7 (Note 1 Bedroom % includes 0.1% of no bedrooms)

<sup>5</sup> Housing and Economic Needs Assessment (HEDNA) June 2018. Page 66 Table 34 data as 2016.



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

## PARISH AGE PROFILES

19. 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.
20. 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.

<b>Table of Age Profiles 2001, 2011 and 2018</b>								
<b><u>Age Range</u></b>	<b><u>2001<sup>6</sup></u></b>		<b><u>2011<sup>7</sup></u></b>		<b><u>2018<sup>8</sup></u></b>		<b><u>Change 2018 v 2001</u></b>	
	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>
<b>0-15</b>	<b>61</b>	<b>19.4%</b>	<b>31</b>	<b>10.2%</b>	<b>29</b>	<b>9.9%</b>	<b>-32</b>	<b>-9.5%</b>
<b>16-29</b>	<b>35</b>	<b>11.1%</b>	<b>39</b>	<b>12.8%</b>	<b>28</b>	<b>9.6%</b>	<b>-7</b>	<b>-1.6%</b>
<b>30-44</b>	<b>60</b>	<b>19.1%</b>	<b>26</b>	<b>8.6%</b>	<b>36</b>	<b>12.3%</b>	<b>-24</b>	<b>-6.8%</b>
<b>45-59</b>	<b>93</b>	<b>29.6%</b>	<b>89</b>	<b>29.3%</b>	<b>73</b>	<b>24.9%</b>	<b>-20</b>	<b>-4.7%</b>
<b>60-74</b>	<b>51</b>	<b>16.2%</b>	<b>88</b>	<b>28.9%</b>	<b>89</b>	<b>30.4%</b>	<b>38</b>	<b>+14.1%</b>
<b>74-89</b>	<b>11</b>	<b>3.5%</b>	<b>29</b>	<b>9.5%</b>	<b>36</b>	<b>12.3%</b>	<b>25</b>	<b>+8.2%</b>
<b>90+</b>	<b>3</b>	<b>1.0%</b>	<b>2</b>	<b>0.7%</b>	<b>2</b>	<b>0.7%</b>	<b>-1</b>	<b>-0.3%</b>
	<b>314</b>	<b>100.0%</b>	<b>304</b>	<b>100.00%</b>	<b>293</b>	<b>100.0%</b>	<b>-21</b>	<b>0.0%</b>

<sup>6</sup> 2001 Census

<sup>7</sup> 2011 Census

<sup>8</sup> 2018 figures from a Parish survey

21. 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 District. The parish also shows an overall decline in its population, which contrasts with the corresponding figures for England and Hambleton.

<b>Percentage Change in the Age Groups 60-74 and 75+</b>			
<b>Age Group</b>	<b>Hambleton District<sup>9</sup></b>	<b>England<sup>10</sup></b>	<b>Parish<sup>11</sup></b>
<b>60-74</b>	<b>+37.1%</b>	<b>+24.1%</b>	<b>+ 74.5%</b>
<b>75 +</b>	<b>+44.8%</b>	<b>+17.5%</b>	<b>+ 171.4%</b>
<b>All Ages</b>	<b>+ 6.7%</b>	<b>+9.8%</b>	<b>-6.7%</b>

22. 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.

---

<sup>9</sup> HDC January 2016 Strategic Housing Market Assessment, January 2016 Table 14 Data between 2001-2014  
Page 57

<sup>10</sup> As above

<sup>11</sup> Data for Parish between 2001 - 2018

# 5. HOUSING NEEDS

## HOUSING NEEDS ESTABLISHED AND DEFINED

1. In 2011, as part of the Community Plan, a questionnaire (prepared with the assistance of HDC) was distributed, asking residents within the parish what their housing needs might be in the near future. 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 a Housing Association, through to private renting and open market purchase.
2. In 2013 an Affordable housing needs survey was carried out, assisted by the North & East Yorkshire Rural Housing Enabler. 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 Neighbourhood Plan process, again with assistance from HDC and the North & 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 was a demand for up to 37 houses, an increase of a further 13 dwellings, within the next ten years.
3. Appendix B provides the complete 2016 Housing Needs Survey report, full details of the 10-year housing need are on pages 60-61. There is no demand for 4-bedroomed or larger houses from the survey for the next 5-10 years. Two-bedroom properties, particularly bungalows, accounted for over 60% of the housing need.
4. 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.
5. Further support substantiating the previous surveys came from the community consultation carried out by Beyond Housing in late November 2019. Their design plans were well received by the community and expressions of interest, amounted to 23 houses. Most of the interest being for Affordable housing.
6. It should be noted that the surveys only identified local housing need arising from within the parish, and did not address need arising from other sources, such as inward-migration. As such, it is important that the delivery of new houses favours local residents currently residing within the parish in order to satisfy the identified local housing need. One way in which to favour local residents would be to place a local occupancy restriction on any new houses built, the feasibility of this is being investigated. Alternatively, sufficient new houses would need to be built to deliver local need and need arising from other sources, such as job growth and inward migration. Delivering enough new homes to satisfy all types of demand would result in a greater number of houses needing to be built than is identified within the Parish Housing Needs Surveys. It is considered the role of the local planning authority to plan for general housing needs, whereas the parish council is only concerned with housing needs that arise locally. Consequently, the Neighbourhood Plan is only concerned with delivering local needs, rather than housing needs in general. The Neighbourhood Plan and the policies contained within the Neighbourhood Plan are based solely on this assumption.
7. The Affordable housing will be allocated according to an agreed and transparent policy giving preference to existing parish residents. An example of the type of policy envisaged is given in Appendix D.
8. Beyond Housing, is unable to guarantee the first choice of open market houses to parish residents for practical reasons. They have agreed to take reasonable steps to give a preference to local residents when selling the open market houses.



9. Two tables below show the under 5-year housing need in table A and in table B, the housing need of up to 10 years as represented by the results of the 2016 Housing needs survey (Appendix B).
10. Links to the individual housing needs surveys are on the parish website at <https://www.inglebyarncliffe.org.uk/supporting-documents.html> under the sub-heading "Housing Surveys".

**Table A - Housing Needs within 5 years of Survey Date**

	2011 - Full Parish Survey	2013 - Affordable Housing Needs only	2016 - Full Parish Survey	2017 - Affordable Needs only	2019 - Registrations of Interest at Beyond Housing Community Presentation
Affordable	10		10		19
Open Market	15	N.A	14	N.A	4
	25		24		23
<b>Affordable Housing Need Only</b>	<b>10</b>	<b>7</b>	<b>10</b>	<b>13</b>	<b>19</b>

11. 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 (24 \*.75 =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.
12. Policy P3 is intended to provide the delivery of these 18 homes on the former school and playing field site.

## HOUSING NUMBERS, TYPES AND TENURES FOR THE UNDER 5 YEAR NEED

13. The size of the houses was based on the 2016 housing needs survey as set out below.

House Size and Type	House Sizes based on the 2016 Needs Survey Figures	
	From Survey	Numbers of Houses at 75% of the Survey Figures
1 Bedroom House	5	4
2 Bedroom House	16	6
2 Bedroom Bungalow		6
3 Bedroom House	3	2
	24	18

14. The tenures of the new houses were again based on taking 75% of each tenure type from the 2016 housing needs survey (Appendix B).

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

## HOUSING NUMBERS, TYPES AND TENURES AFTER THE 5 YEAR NEED

15. Policies P1 and P2 are intended to set out the policy for any new housing development within the Parish, since in Table B below, an additional housing need is likely to arise up to and including 2036.

16. Once the eighteen houses have been built there will need to be a new Parish housing needs survey in the Parish before any further new housing can be considered. This would be the responsibility of a new Parish Steering Group.
17. Community Action Point, N1 should have made progress by then and along with the Grain Store site, - other sites may be available if the later housing need survey substantiates the extra demand for new housing that was shown in the 2016 housing needs survey.

**Table B - Housing Needs from 5 to 10 years from Survey Date**

<b>Affordable</b>	<b>17</b>	<b>+ 7</b>	
Open Market	20	+ 6	
	<b>37</b>	<b>+ 13</b>	<b>Increase over the 5 years and under figure</b>
<b>Total</b>	<b>37</b>	<b>+ 13</b>	

## 6. SEARCH FOR AVAILABLE SITES

1. The housing surveys of both 2011 and 2016 confirmed the need for a new housing development s, to meet the needs of the community over the next 5 years. This number does not take account of inward migration or future need, and instead simply responds to the new homes required to address housing need that already exists within the community. The evidence on which the figure is based conforms with paragraph 66 of the NPPF in the absence of there being a specific requirement figure for the Neighbourhood Plan area. As such, the Neighbourhood Plan identifies a site to deliver the immediate need and policies then set out the material considerations for further development within the parish.
2. For this first development to deliver existing housing need, a plot of land of about 2 acres will be required. The parish council will, in the future initiate and organize housing surveys, as considered necessary to establish whether there is any further need, and if so, to establish the size and mix of properties required. On this basis, other housing needs surveys to establish the anticipated size and type of new housing development required, may need to be repeated at 5 yearly intervals to the year 2036.
3. To meet the immediate local housing need, the Steering Group approached landowners in the search for a suitable site to accommodate a development that would deliver the identified housing need. Several sites were identified, as shown on the plan below, which in turn were given further consideration in order to understand whether there were any physical or planning policy constraints to achieving the required development.



12

4. The process, as outlined in the attached 'Search for Available Sites' assessment (Appendix C), has been overtaken by events. At the time the original assessment was undertaken, the local Primary School was still open. Its complete closure in December 2017 quickly raised the possibility that the site, along with the associated playing field, had the potential to come forward for redevelopment in the short term. Discussions between the Diocese of York, NYCC and the Steering Group, along with Beyond Housing (a Social Housing provider), have suggested there is a reasonable prospect of the school site and its associated land, part of the former school playing field being secured in order to

deliver enough new affordable houses to meet the identified housing requirement. NYCC in negotiations with Beyond Housing have in principle agreed to sell the whole of the former school playing field, albeit only part of the playing field has been allocated for housing development (See Appendix A1). Beyond Housing in their April 2020 update anticipate having to use the remainder of the site, to assist in providing a catchment facility for the site's foul water. Recent events, and the likelihood of the site being a true short-term development opportunity, resulted in the preferred site allocated under policy P3 being allocated for housing development within the Neighbourhood Plan period.

## 7. NATIONAL PLANNING POLICY CONTEXT

1. 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 (2019) is to secure the delivery of sustainable development.
2. 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. Achieving sustainable development means pursuing the three-overarching social, economic and environmental objectives in mutually supportive ways.
3. 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. Ensuring there are appropriate homes for local needs is essential for a well-balanced and self-sustaining community. All these aspects are essential to supporting a sustainable future for the parish and its residents given the result will be to protect the economy and environment whilst addressing the social needs of the population.
4. Within the context of the NPPF (2019), Neighbourhood Plans are also expected to support delivery of strategic policies contained within Local Plans to shape and direct development.

## 8. LOCAL PLANNING POLICY CONTEXT

1. The map on Page 27, illustrates the current 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.
2. Several of the community facilities are located within Ingleby Cross, including The Blue Bell Inn, a bus stop, the Joiner Shop and the Village Hall are located within the NYMNPA area, whereas most of the residential properties are located within the HDC administrative area.

### PLANNING POLICY CONTEXT WITHIN NYMNPA

3. 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 the Ingleby Cross village leaving two houses, The Blue Bell Inn and what is referred to as the Grain Store site (Site 4, Appendix C) are inside the NYMNPA planning area.



4. In July 2020, the NYMNPA adopted the latest version of the Local Plan, which sets out the policy framework for shaping development up to 2036. The policy document treats the parish as being outside of the settlement hierarchy where new housing development is not generally supported. 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 planning policy approach as represented by HDC's planning policies.



5. In addition, NYMNPA's current planning policy will not allow the development of the Grain Store site, or any other site, to match the parish's housing needs for a mixed housing development.

## **PLANNING POLICY CONTEXT WITHIN HDC**

6. HDC is currently preparing a new Local Plan, to replace the Local Development Framework (LDF) that was adopted on 3<sup>rd</sup> April 2007. The emerging Local Plan process is well advanced, as the policy document was submitted for examination by a Government Inspector in March 2020. Until it is formally adopted, the LDF will still constitute the statutory development plan, but it is understood that HDC will increasingly rely on the emerging policies in the determination of planning applications.
7. The emerging HDC Local Plan confirms the parish of Ingleby Arncliffe's designation as a secondary village within the settlement hierarchy under the Stokesley "Service Centre" grouping. However, the emerging HDC Local Plan does not specifically identify any land within the villages for development and it will also not identify development limits on HDC's Proposals Map. Instead, the emerging Local Plan supports minor development adjacent to the built form where several criteria can be satisfied.
8. The emerging Local Plan incorporates the approach that was adopted by the Council in 2015 following the publication of the National Planning Policy Framework in 2012. Due to the changes in national planning policy, HDC published an Interim Housing Policy Guidance Note in 2015. The guidance offers support for development of small-scale sites for up to 5 houses, subject to meeting certain criteria. This approach is quite different from the original policy framework set out in the adopted LDF which intended to resist residential development within secondary villages beyond infill schemes and rural exception sites for only Affordable housing outside the Development Boundary.
9. The emerging approach set out in the draft Local Plan is therefore welcomed because it supports the principle of small-scale development on the edge of the parish on sites which fall within the district of HDC. Additionally, Policy S4 provides a positive stance that supports local development requirements being addressed within Neighbourhood Plans.



*Map Excerpt from the Hambleton District Council Adopted LDF*

10. However, none of the existing planning policies or the emerging HDC Local Plan explicitly supports the parish's need for a mixed housing development of open market and Affordable houses, although both the existing and emerging plans set out criteria for the consideration of proposals that are not necessarily consistent with the wider principles of the policy documents. 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 either NYMNP or HDC's statutory development plans. 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.

## 9. VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

1. The previous sections explain both the context and justification for the Neighbourhood Plan and why the parish council believes the policies within the Neighbourhood 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 2036. The objectives are intended to set out the means for achieving the Vision.

### THE VISION

2. The Vision of the Neighbourhood 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

3. The Neighbourhood Plan, once approved, will:
  - Provide direction to the nature and location of any proposed future housing developments.
  - 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 first delivery of new homes will be supported.
  - Ensure housing development is built to 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.
  - Ensure priority is given to achieving the community’s aspirations.

## 10. POLICIES AND PROPOSALS

1. When made, the Neighbourhood Plan will be a statutory planning document with the same status as the statutory development plans for HDC and NYMNPA. As such, future planning applications will be determined with reference to the Neighbourhood Plan and application schemes will be expected to be compliant with the policies within it.
2. The planning policies and proposals within this Neighbourhood Plan focus on the main issue facing the parish, which relates to housing development and integrating development into the existing villages.

## DELIVERING LOCAL HOUSING NEEDS

### Policy Intentions of Housing Policies

3. 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 North & East Rural Housing Enabling Officer, have consistently confirmed the need for approximately twenty new houses to meet the current needs of parishioners.

4. 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. 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 purpose of Policies (P1-P3) in conjunction with the Design policy (P4) is to set out the terms under which any future housing development will be carried out within the parish. The terms will include the exact location of any development, the number and mix of property types, the range of tenures to be offered and the design details that will ensure the development is of high quality and reflects adjacent properties while also respecting the rural character of the village.
5. The scope and nature of any development will be informed by a suitably up to date housing needs survey agreed by the Parish Council, that will assess both the outstanding and future property needs of the community.
6. Meeting the housing needs identified will then help to address the imbalance that currently exists in the demographics of the parish.
7. Particular attention will be paid to the need for affordable accommodation and for properties that meet the needs of the youth of the parish, the young families and the elderly needing to downsize their homes. New properties will also need to meet high environmental standards and be capable of meeting the needs of the disabled and the changing needs of the elderly.

## **Policies**

### **P1: 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 be supported.

The provision of accessible housing and specialist accommodation for older people should be provided as part of the mix, where feasible.

### **P2: 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 be supported.

## **Planning Justification for Policies P1 and P2**

8. The evidence within this Neighbourhood Plan clearly demonstrates how the existing housing stock, Table of House Sizes, Page 17, 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, as demonstrated in the Table of House Prices, Page 18, 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 houses in lower price brackets and also access to different tenures.
9. Any future local housing need will still need to be addressed through further development within the parish. Indeed, additional local housing need is likely to arise within the parish and within the Neighbourhood Plan period. This view is supported by the 2016 housing needs survey (Appendix B) which showed an increase in housing need of up to a further 13 houses for the years between

2022 and 2026. So, the provision of additional new housing will need to be addressed if the local population is to be sustained and its demographic imbalances addressed on an on-going basis.

10. The most up to date local housing needs assessment, prepared on behalf of the parish council (Appendix B), sets out either more detailed or up to date information than referenced within either the HDC statutory or draft development plan or the NYMNPA Local Plan. As such, this Neighbourhood Plan provides a more detailed policy framework for the consideration of planning applications for residential development within the parish. 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 NPPF (2019). The NYNMPA and HDC Local Plans provide the policy context for determining the amount and general location for new development.
11. The NYMNPA Local Plan document is intended to restrict new housing development due to the primary purpose of protecting the natural beauty of the National Park. As such, Strategic Policy B sets out how housing is mostly intended to serve local needs in the main built up areas as defined by the Settlement Hierarchy. Ingleby Arncliffe is not included in the Settlement Hierarchy and is therefore considered to be within open countryside where development is to be restricted to particular special circumstances.
12. Within the draft HDC Local Plan, Policy HG2 sets out how new residential development schemes should assist in creating sustainable and mixed communities by providing the appropriate mix of dwelling types. In addition, Policy HG3 sets out how 30% Affordable housing will be sought, either on-site or by way of a financial contribution, unless on sites of 9 units or fewer or where less than 1000 metres squared is proposed. These policies are to be applied within villages or else adjacent to the built up extent of villages. This approach is a continuation of the policy considerations set out in the Interim Policy Guidance Note (2015) that has been adopted by the Council for development control purposes. This approach is a departure from the current adopted HDC Core Strategy, as the HDC Core Strategy, policy CP9A sets out that where development is proposed outside of development limits then only housing schemes will be supported for 100% Affordable housing to meet identified housing need and where any development is small in scale. Also, 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. Policy DP15 within the Development Policies DPD then sets out the requirements for ensuring affordable housing is affordable, whilst Policy DP13 expects development to provide for a mix of housing to meet the needs of all sections of the local community.
13. The adopted, interim and draft HDC policy framework is useful; but 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 and its associated land under Policy P3 is not delivered.
14. The Neighbourhood Plan simply refers to the most recent parish council managed housing needs survey 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, Housing Needs Survey (2016) sets out the most up to date understanding of the situation, but the policies within this Neighbourhood Plan 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 Neighbourhood Plan period.



# HOUSING ALLOCATION – LAND AT THE FORMER PRIMARY SCHOOL AND ASSOCIATED LAND

## Policy Intent

15. Neighbourhood Plans should be deliverable and with the closure of the Parish primary school, it has provided the community with a site, along with part of the adjacent playing field, to accommodate the 18<sup>13</sup> new homes needed to address the current local housing needs as identified by the most recent housing needs survey (Appendix B).
16. This policy, Policy P3, sets out the terms of any new housing development for the former primary school site and associated playing fields. The proposed development of the site was well supported by the responses to the Policy Intentions Neighbourhood Plan draft. 101 residents agreed that the Parish needed new housing, with 99 residents supporting the development of site 6 for housing, These resident numbers were in excess of 90% in each case of those residents who responded to the Neighbourhood Plan's questionnaire.



Pictures of the former primary school site and associated playing field

## Policy

### **P3: Housing Allocation – Land at the Former Primary School and Associated Land**

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 to meet identified local housing needs.

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

- a. Provision of a mix of dwelling types consistent with the most up-to date local needs survey of the parish.
- b. Provision of a proportion of Affordable housing consistent with the most up-to-date local housing needs survey, of the parish.

Any proposal will also be expected to comply with the other policies in the Development Plan.

## Planning Justification for Policy P3

17. Neither the HDC statutory or draft development plan nor the NYMNP Local Plan allocate any land within the parish, or respond to specific parish housing need, as the situation outlined in this document was not understood at the time the Local Planning Authorities new local 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 latest versions of the Local Plans for HDC or NYMPA. In addition, both local planning authorities have chosen not to allocate land for development within the villages, despite evidence presented by the parish council that clearly demonstrates the need for new dwellings to address local housing need. In part, this is because

---

<sup>13</sup> The 2016 Housing Needs Survey showed a need within 5 years for 24 new houses. The advice from the NYCC North & East Rural Housing Enabler officer was to use only 75% of the need to arrive at the number of new houses to be built, leading to the figure of 18.

neither local planning authority chose to address housing need in sufficient detail to be able to recognise the particular needs and issues facing the parish. Instead, both local planning authorities focused on identifying and addressing housing need at a district level.

18. 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 former school site is now a brownfield site as referred to in paragraph 68a (NPPF (2019)). 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.
19. In addition to boosting supply, the NPPF (2019) also sets out policies intended to support the creation of mixed and balanced communities as part of the principle of achieving sustainable development.
20. The emerging HDC Local Plan, (Publication Draft, July 2019), recognises the intention of the parish of Ingleby Arncliffe to prepare a Neighbourhood Plan, and Policy S4 supports the production of Neighbourhood Plans where they are in general conformity with strategic Local Plan policies and identify local development needs.
21. The draft HDC Local Plan also identifies in the draft policy HG2: Delivering the Right Type of Homes 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.
22. This approach is to replace the support set out in the HDC Interim Policy Guidance Note (2015) 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 several specific criteria can be met. The Development Policies DPD then sets out detailed considerations to ensure the units are affordable and provide for housing need under policies DP15 and DP13 respectively.
23. The current approach taken by HDC and the emerging strategy set out in their draft Local Plan provides more explicit support for new residential development than the adopted Core Strategy. Whereby policy CP1 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. HDC's 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. HDC's 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.
24. With reference to the NYMNP Local Plan, the strategic policies set out in the document focus 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 policies within the Local Plan, and in particular Policy B, therefore focus on making efforts to concentrate development within the main settlements and generally restraining development elsewhere. The NYMNP Local Plan does, however, recognise how there is an imbalance within the demographics and over representation of the older generations across the district. Also, how the primary school in the parish has closed as a result of the population failing to grow.
25. 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. The Steering Group placed considerable weight on having a new housing proposal that was deliverable within the near future.

26. For this reason, a search for a suitable site to accommodate new homes has been undertaken, which identified the former primary school and its associated land, (Appendix A1 – OS map showing site, size and location) to be the only 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 Neighbourhood Plan period. A copy of the sequential search for sites is enclosed within this document under Appendix C.
27. Delivering this 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.
28. The former primary school site is owned by the Diocese of York whilst NYCC owns the associated land, behind the former school playing field. Members of the Steering Group 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. NYCC's North and East Rural Housing Enabler and a local Social Housing Provider (Beyond Housing) have been most helpful with preparing an indicative layout plan included under Appendix A2 and initial discussions with the Diocese of York and NYCC suggested a scheme involving both elements of the wider site can be achieved.
29. 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. It is understood that the site has capacity for more dwellings than is required to deliver the identified local housing need based on the most up to date (2016) housing needs survey. Any scheme that comes forward to match the parish's housing need will have to include a mix of open market and Affordable houses. The indicative layout, included as part of Appendix A shows such a scheme as prepared by Beyond Housing. The plan is seeking to secure sufficient new affordable homes to deliver the identified local needs requirement arising from its most up to date (2016) housing needs survey. Any open market houses, above the number supported by that same 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. 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.

# DESIGN PRINCIPLES

## Background to Policy 4 – Key Guiding Principles for Development Design

30. Responses to community consultation have consistently highlighted how part of the attraction for living in the villages is their character. Whilst the principle of new development is accepted in order to meet local housing needs, 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.
31. The parish of Ingleby Arncliffe has a varied character where the architecture and layout clearly tell the story of how the two village have 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.
32. The parish is made up of the two settlements of Ingleby Arncliffe and Ingleby Cross, each with its own distinct character, and now joined by Cross Lane. Eight new properties of varying styles and mostly in brick or rendered construction were added over the last past 50 years. The first properties constructed in the late C16<sup>th</sup>. were small cottages built in local Yorkshire stone for workers employed in the agricultural industry. This style of cottage housing predominates to this day in Ingleby Cross, where there has been no significant developments for over 100 years. The two pictures show the character of the housing in Ingleby Cross.



Ingleby Cross

33. Ingleby Arncliffe has seen more development over the years, employing a broader range of building materials. In the 1960's a substantial development of some 40 then modern properties, built mainly in brick, were added leading from the main street.



Ingleby Arncliffe - Main Street



34. The overall nature and “feel” of the parish is still that of a rural village with character and individuality.
35. Any new housing development will need to be “of its period” adding even more variety to the villages where houses are stone, brick and rendered, with a mixture of grey slates or red pantiles blend in with neighbouring properties in order to maintain the rural character of the village.
36. Due to the varied character of the villages, the Neighbourhood Plan does not intend to impose specific design requirements, as it would simply be impractical to do so because there is no one defining character. Instead, any development is expected to take cues from its environment to ensure its design respects the setting and character of the immediate surroundings. This is with a view to ensuring development is visually integrated into the village to complement the existing character with reference to layout, scale and appearance.

#### 1960's housing estates - Parklands and Hillside



## Policy

### **P4: Key Guiding Principles for Development Design**

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

Proposals for new development will be expected to be of a design that will create high quality buildings and places, and respect the scale, materials, layout and appearance of adjacent existing buildings 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. Support will be given in principle to development proposals that exceed minimum standards for reducing energy consumption and energy efficiency.

Development will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this can be achieved.

Development should retain and seek to enhance the parish's local ecology, biodiversity, wildlife, and landscape. 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 parking commensurate with the size of property or nature of development in order to minimise on-road obstruction and discourage on-street parking.

### **Planning Justification for P4**

37. Good design that responds to local character is an important thread that runs through national planning policy, as creating places that are attractive is fundamental to what the planning and development process should achieve. 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.
38. At the same time, the NPPF (2019) is also concerned with reducing the environmental burden of new development by encouraging the more efficient use of natural resources and reducing energy consumption. It is likely that reducing carbon emissions will become an increasing focus of the planning system as the Government attempts to deliver targets set to be achieved by 2050.
39. Given development is expected to deliver local housing needs where the local population tends to be settled and remain through each phase of life, it is considered appropriate for future housing stock to respond accordingly. If families or individuals are to continue to remain within the same home through their lifetime then it will be important that the housing stock can respond to how space is used and changes in mobility. Whilst initiatives such as Lifetime Homes are no longer being driven at national level, legislation in respect of Building Regulations and The Equality Act still actively promote accessibility and adaptations associated with different needs. The Neighbourhood Plan therefore seeks to ensure any new houses built will respond to demands for adaptable homes as a direct result of delivering local housing needs and the demographic profile of the community.
40. The draft HDC Local Plan includes reference to similar objectives as the currently adopted LDF whereby the emerging outcomes inform draft policies S1 Sustainable Development Principles, HG2 Delivering the Right Types of Homes, E1 Design, E2 Amenity and E5 Development Affecting Heritage Assets. In particular, Policy HG2 sets out how HDC aims to secure adaptable housing to meet the changing needs over a lifetime for different types of need. Also, Policy E1 sets out detailed criteria to help achieve high standards of design, whilst Policy E2 aims to protect amenity.
41. 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 HDC 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. Additionally, Policy DP32 in the Development Policies DPD sets out more detailed considerations in support of Policy CP17.

42. Within the NYMNPA Local Plan the design is also emphasised as a key planning consideration, particularly within Strategic Policy C, which sets out how development is expected to maintain and enhance the distinctive character of the National Park.

## **WALKING, CYCLING AND BRIDLEWAY PROVISION**

### **Policy Intent**

43. The Community Plan reflected residents' concerns over the only road linking the two villages, Cross Lane, expressing their concerns over its safety and speed of traffic using the Lane. Access between the two villages is particularly dangerous, being unsafe via the busy main road, Cross Lane, which has no footpath at all, and both unsafe and hazardous by the unlit track down the field connecting the villages. The parish footpaths and walkways are already seriously inadequate for the number of pedestrians and wheelchair users in the community.
44. An example of the level of interest within the Parish with regard to footpaths took place in 2017 when in 2017, NYCC made funds available to improve footpaths in the county. The Parish Council secured a grant of £16,000 to upgrade the footpath from the main village road to the Recreation Area to make it wheelchair accessible.
45. The main street of Ingleby Arncliffe also has no footpath for its entire length.
46. While there is no simple solution to the current problem, the effect of additional housing and pedestrians will undoubtedly be to exacerbate the situation.
47. The Policy that follows is to ensure that measures are taken during the design stage of any new property development, to mitigate against the adverse effects of additional pedestrian and wheelchair traffic on the already inadequate footpaths and walkways, and to provide additional measures that will improve both the safety and amenity of all users.

### **Policy**

#### **P5: New and Improved Walking, Cycling and Bridleway 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 connections to the existing network to facilitate safe and level access to the wider network where justified.

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

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

### **Planning Justification for Policy P5**

48. National planning policy encourages walking and cycling in support of several different reasons, including promoting healthy 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
- 37 cycle parking.

49. Policies within the emerging HDC Local Plan continue to maintain the policy thrust of the adopted LDF, including Policy CI2 which addresses transport and accessibility and also Policy E1 refers to accessibility in respect to design considerations. Policy CI2 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, whilst physical access to footpath from development is required..
50. In relation to the adopted 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 HDC Core Strategy to how the HDC 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. Within the Development Policies DPD, Policy DP32 sets out how new development should include provision for footpath and cycleway links, whilst Policy DP3 requires development to include provision for sustainable forms of transport to access the site, including footpaths and cycleways.
51. The NYMNP Local Plan focuses upon protecting and enhancing its existing network of walking and cycling routes rather than promoting new opportunities to improve accessibility, as set out under Policy CO4. This appears to be due to the emphasis of the Local Plan in protecting the National Park designation.
52. 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 allow footpaths to be fully integrated into the wider Public Rights of Way network. In turn, this should provide opportunities for recreational walks, which are a popular feature of the village and attract visitors that in turn use the local public house and coffee shop.
53. As any new development is expected to meet identified local needs and to respond to the imbalances within the demographic profile, and in particular, provide new homes for 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. Further guidance is set out in the paragraphs 11 and 112 of the 2021 NPPF.

## **CAR PARKING**

### **Policy Intent**

54. The lack of off-road parking has been a problem for decades in the parish. Ingleby Cross has additional pressure due to facilities such as the Blue Bell pub, the Village Hall and more recently, the Old Joiner's Coffee Shop. The Parish Council arranged for "Residents Only" signs on the walls of houses to discourage visitors from parking in front of them. A piece of gravelled area at the side of the old road could accommodate up to eight cars but the Highways Authority rejected that request.
55. So, the Neighbourhood Plan consultations have identified that insufficient parking is one of the community's key concerns. Visitors and users of the facilities at Ingleby Cross often block the access to resident properties and there is a shortage of off-street parking as a result of the historic development of the two villages. The main routes through the villages are narrow and mostly without pavements. On street parking makes it difficult for vehicles to pass or impairs drivers and pedestrian's visibility. Such situations are undesirable and so opportunities to protect existing off- street parking are important in order to prevent the creation of further pressures for on-street parking.



## Policy

### **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.

Parking requirements arising from new development must be provided within the boundaries of the application site, and not give rise to demand for on-street parking. As a minimum, the number of parking spaces to be provided should be determined with demonstrable regard to local planning policy standards as set out in the most up to date guidance of the local planning authority/local highway authority.

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

### **Planning Justification for Policy P6**

56. The NPPF (2019) does not provide guidance on parking standards, and instead sets out several considerations for determining local parking standards with a view to ensuring sufficient parking is provided to meet the needs of the development. Paragraph 105 does however include a set of criteria for determining appropriate parking standards. In addition, paragraph 110 sets out how development should give priority to sustainable forms of transport, including access by walking, cycling and public transport.
57. In an attempt to address this Policy P6 is intended to ensure new development does not exacerbate existing problems, with reference to parking. As such, the Neighbourhood Plan intends to protect existing parking places and if possible to secure additional provision in support of the commercial and community facilities within the Ingleby Cross village.
58. Given how many of the streets are not served by pavements and parts of the village were built before the advent of motor vehicles then on-street parking and pressures on public parking spaces is a recognised problem. As such, any future development would be expected to ensure parking demands could be accommodated within its own boundary and not give rise to new demand for on-street parking.
59. The HDC emerging Local Plan and adopted LDF and NYMNPA Local Plan documents do not specifically address parking standards, but they all mention specific objectives to improve the availability of car parking for residents and visitors. In particular the NYMNPA Local Plan sets out under various policies how development should provide sufficient parking and also Policy CO3 addresses how new parking facilities will be supported where there is an identified problem. Whereas HDC emerging Local Plan Policy CI2 states that adequate parking should be incorporated into development. In respect of the adopted HDC LDF, Development Policies DPD Policy DP3 sets out how minimum levels of car parking should be commensurate with reductions in congestion, the availability of alternative means of transport and road safety. However, public transport provision and access to alternative modes of transport is already limited and services are shrinking so it is not considered appropriate to constrain parking provision in favour of alternative modes of transport given the lack of opportunities available. Instead, ensuring development does not cause harm or exacerbate existing problems is considered to be the main thrust behind any local policy, as the existing context needs to be acknowledged and addressed.
60. Specific parking standards for new development are set out in interim guidance produced by NYCC (2015). The guidance includes residential parking standards determined by the number of bedrooms, along with a requirement for secure cycle parking facilities. Also, the guidance 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. The Neighbourhood Plan seeks to reinforce how parking provision should be commensurate with the nature and scale of development in order to make clear how reduced parking standards are unlikely to be found acceptable.

# 11. COMMUNITY PLAN

## COMMUNITY PLAN ACTION POINTS

1. The Parish of Ingleby Arncliffe adopted a Community Plan in 2013 with a view to identifying key action points the community wanted to see the parish council progress with a view to addressing local issues. The Community Plan listed several future actions that arose from the community wide survey, the outstanding action points<sup>14</sup> were:

Area	Action	Timescale	Status Position
Transport	Reduction of speed limit	ASAP	Ongoing See Community Action Point (S1)
Transport	Flashing 30mp Sign.	ASAP	Ongoing See Community Action Point (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 and their new Local Plan from HDC	Decision taken to Proceed with a Parish Neighbourhood Plan (see page 3)	The Neighbourhood Plan
Mixed Housing Development	Prepare Neighbourhood Plan	Ongoing	The Neighbourhood Plan
Communications	Parish Website	Completed	Provided 2017

2. All other topics raised in the Community Plan were dealt with in 2013 and 2014.
3. A number of the action points still remain outstanding, as identified in the table above. The intention is for the outstanding matters from the Community Plan to continue to be pursued by the parish council. The Neighbourhood Plan allows this intention to be made clear, and also an avenue to set out the means by which the parish council will approach the outstanding matters.
4. Some of the Community Plan Action Points are planning policy matters and so these are now covered by policies within the Plan. However, a number are not planning policy matters and cannot be addressed through the policy section of the Neighbourhood Plan. The Neighbourhood Plan does still provide an opportunity to include a section to address community priorities that are not planning policy matters, but these are not actually policies against which planning applications will be determined. Instead, the Community Action Plan section of the Neighbourhood Plan simply notes what the parish council wishes to achieve in order to address certain community concerns.

<sup>14</sup> Pages 18-21 Community Plan 2012-13

## 12.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 former 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 emerging 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.



Grain Store

### **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.



*Cross Lane - looking towards Ingleby Cross*

### **IC1 Ingleby Cross Parking**

Whilst there is enough, albeit limited, parking for residents alone, the influx of visitors and customers for the popular Joiners Shop, the Blue Bell Inn and users of the Village Hall results in an overall shortage of parking capacity in Ingleby Cross. The parish council will 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.

### **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 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 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 facilities for improving the health and well-being of the whole community. The parish council will make every reasonable effort to safeguard its continued provision and where, financial resources permit enhance its facilities.

### **W1 Website**

The parish website, the parish's email circulation list and its Facebook page, all play their part in encouraging a sense of place and community spirit within the parish. Such information facilitates 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.

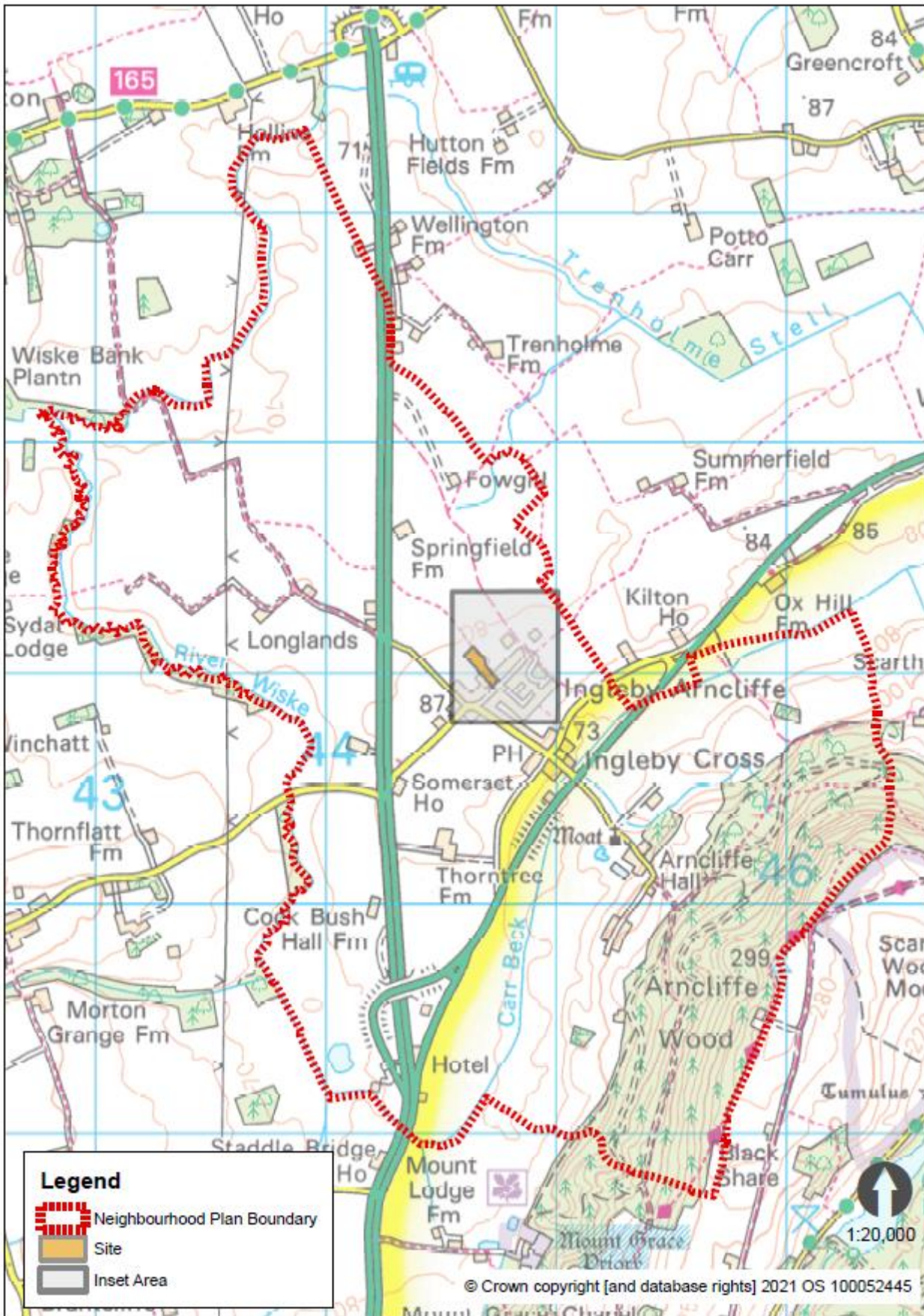
### **T1 Tourist and Recreation Support**

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 any remaining land, after any development of the former schools playing field, could become a community asset of woodland leading to the existing Recreation Area.

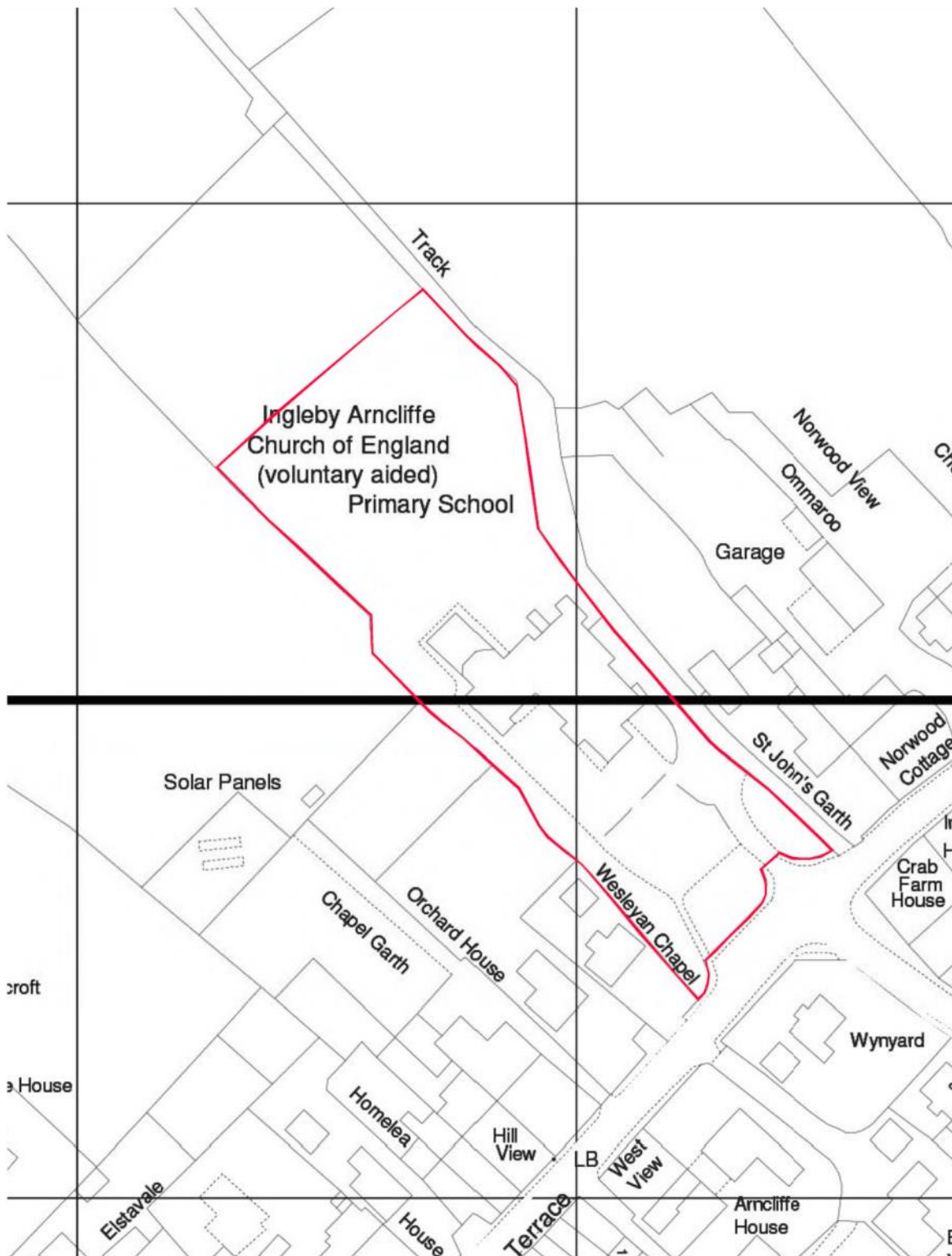
### **BS1 Bus Service**

Support will be given to retaining and increasing the frequency of the bus service to Ingleby Arncliffe as at present Ingleby Cross is better served.

**APPENDIX A: PROPOSALS MAP: SHOWING THE NEIGHBOURHOOD BOUNDARY AND THE WHOLE SITE ALLOCATION UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW.**



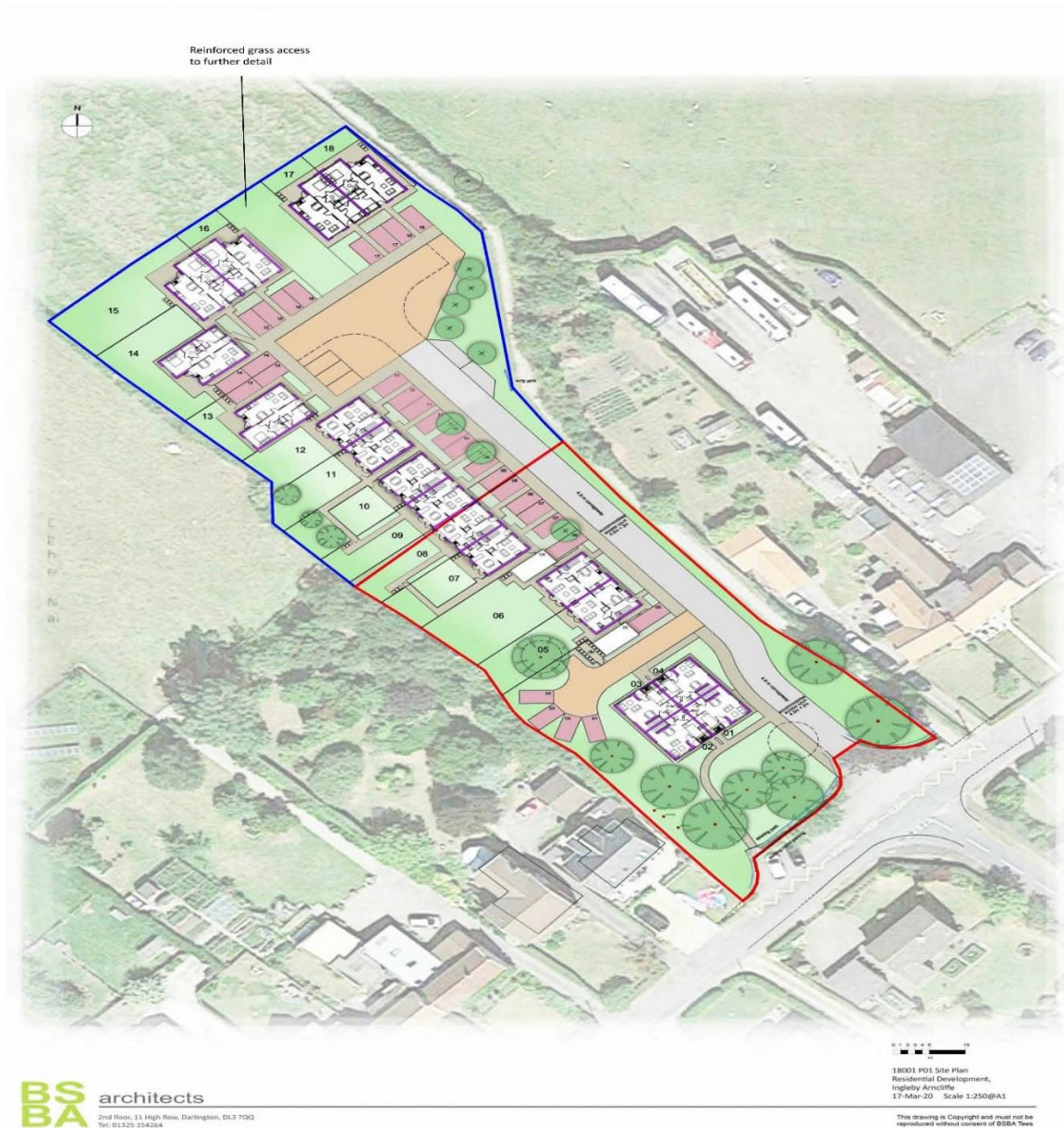
**APPENDIX A1: PROPOSALS MAP: ORDINANCE SURVEY MAP SHOWING LOCATION AND SIZE OF SITE ALLOCATED UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW, SHOWING THE FORMER SCHOOL SITE AND WHAT AMOUNT OF THE PLAYING FIELD WOULD BE DEVELOPED**



This drawing is copyright and should not be reproduced without the consent of BSBA Tees.



**APPENDIX A2: INDICATIVE LAYOUT OF THE SITE (6) FORMER SCHOOL SITE AND ITS ASSOCIATED LAND (PLAYING FIELD). AN INDICATIVE LAYOUT AS PREPARED BY BEYOND HOUSING LATEST UPDATE**



Red Line = Former School site, Blue Line = Shows that part of the playing field proposed to be developed

**Table of Housing Sizes and Tenures to accompany the above Indicative Layout**

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
		<b>Total</b>	<b>5</b>	<b>3</b>	<b>10</b>	<b>18</b>

Key b = Bedrooms, p = persons



## APPENDIX B: HOUSING NEEDS SURVEY



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

November 2016

Amanda Madden  
Rural Housing Enabler

Email: [amanda.madden@hambleton.gov.uk](mailto:amanda.madden@hambleton.gov.uk)

Tel: [01609 767048](tel:01609767048)

<b>CONTENTS</b>	<b>PAGE</b>
1. Neighbourhood Plan Area Designation	1
2. Introduction	2
3. Aim of the survey	2
4 Survey Methodology	2
5 Key Findings	3
4. Summary and Recommendations	5
Appendix 1 Comments -withheld to maintain confidentiality.	6
Appendix 2 Within 5 years need	7 - 12
Appendix 3 Total returns	13 - 14
Appendix 4 Consultation Officer Housing Need Summary	15 - 18

## 1. NEIGHBOURHOOD PLAN AREA SUMMARY

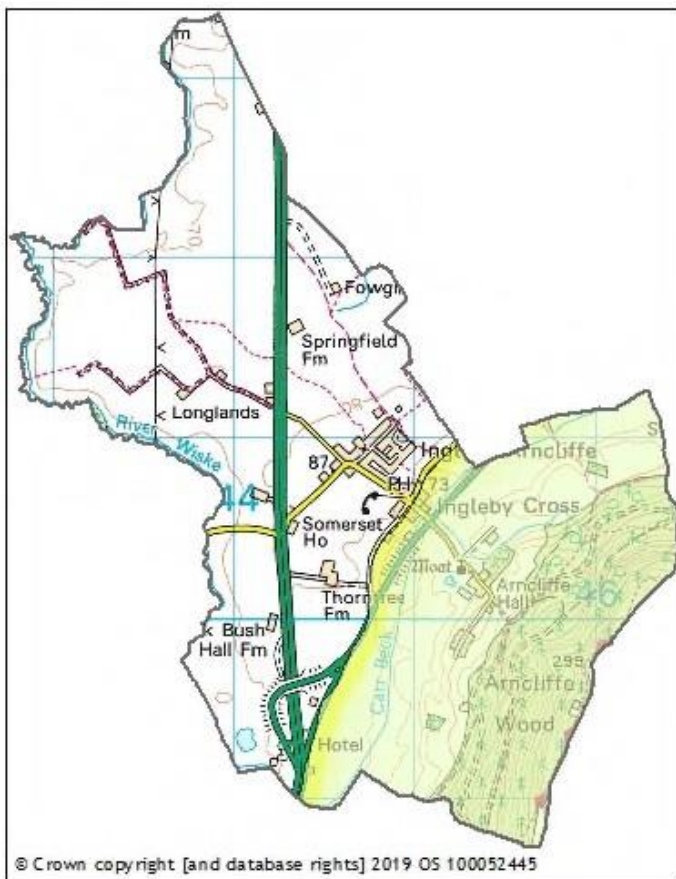
The area designation of the Neighbourhood Plan is the parish boundary, which includes the villages of Ingleby Arncliffe and Ingleby Cross. Both villages lie between the market towns of Northallerton to the south west and Stokesley to the north east. The two adjoining villages rest beneath the foothills 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 HDC 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 23<sup>rd</sup> July. Responses were required by 26<sup>th</sup> 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),

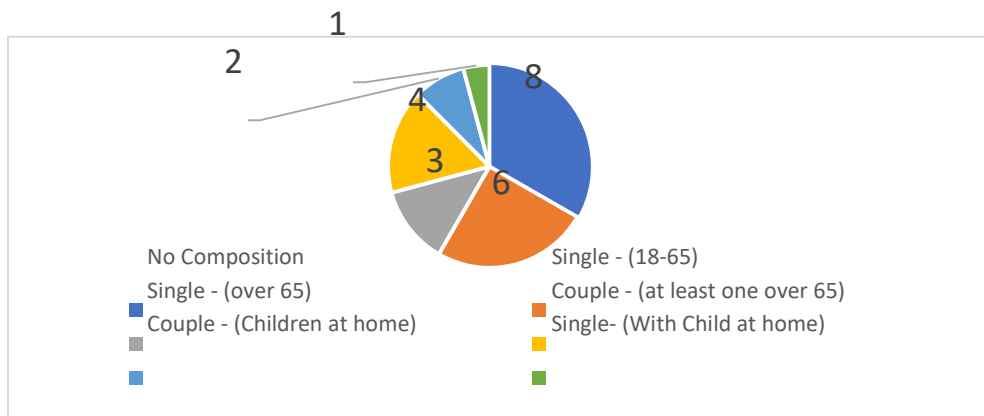
- 7 indicated they were householders planning to move within the parish,
- 11 indicated they were members of a household within the parish (aged 18 or over) and wished to move to their own home within the parish,
- 3 indicated that they had a local connection to the parish and wished to move to the parish (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

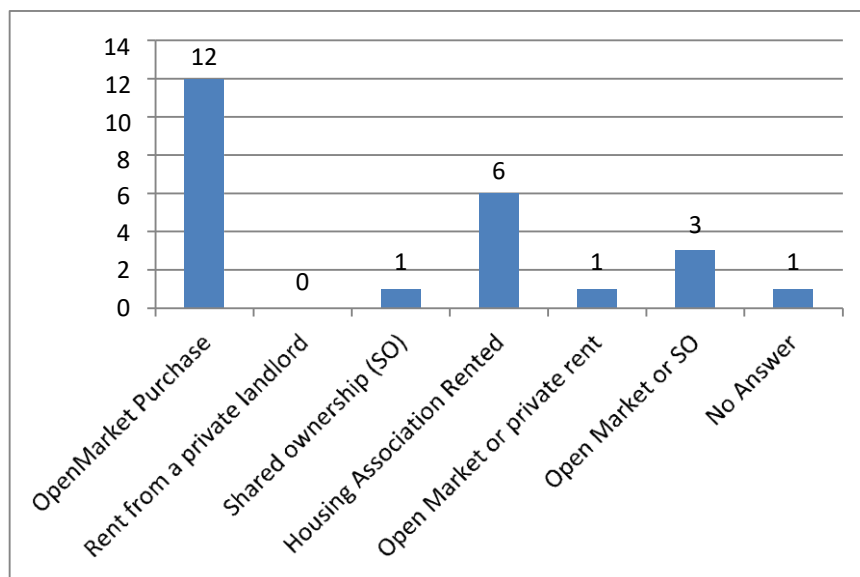
Size of Property				
1 bed	2 bed	3 bed	4 bed	No Answer
2	5	4	7	6

### 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](http://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.

**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>
<b>If you ticked above, do not continue but please return this form in the envelope provided.</b>	
37 (28.7%)	<i>I have a housing need</i>
<b>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 ...</b>	
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

<b>Q1</b>	<b>Which of the following best describes your current housing arrangements?</b>	
	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>

<b>Q2</b>	<b>What is your current housing accommodation?</b>	
	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>	<i>Cottage</i>

<b>Q3</b>	<b>How many bedrooms does your current accommodation have?</b>	
	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

<b>Q5</b>	<b>What are your reason(s) for needing to move?</b>	
	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>

<b>Q6</b>	<b>What type of accommodation would you prefer?</b>	
	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>	
	<ol style="list-style-type: none"> <li>1) I am 70yrs old and the garden I find too much for me as it is all on a hill.</li> <li>2) No stairs/all aids to suit my illness</li> <li>3) Wet room. I am in a wheelchair but can walk in the house, stairs a problem.</li> </ol>	

<b>Q7</b>	<b>When do you think you will need to move?</b>	
	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>

<b>Q8</b>	<b>What is the minimum number of bedrooms you require?</b>	
	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>

<b>Q9</b>	<b>Would you prefer ...?</b>	
	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>

<b>Q10</b>	<b>For open market or shared ownership, please indicate your maximum property purchase price:</b>	
	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.**

<b>Q11</b>	<b>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)</b>	
	<b>Monthly income</b>	
	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>

<b>Q12</b>	<b>How much of your income would you be able to spend on rent or a mortgage?</b>	
	<b>Per month</b>	
	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 possible, longer term housing development, the Steering Group considered it necessary to identify potential candidate sites that would be able to contain a new development, as the need arose. When the size of any new development is established it will be the responsibility of the Steering Group at the time to review the candidate sites and select the most appropriate site. To make provision for longer term development needs, and in order to reflect on comprehensive development across the villages, as the Steering Group considers it necessary. The newly emerging HDC Local Plan has no new housing build or new housing sites identified within the Parish with the former preferred site (Site 2a) now having being removed.

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 2036. Three sites are in HDC and one site in the NYMNP area.

At the same time as the Steering Group were in discussion with local landowners, HDC and NYMNP 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 local planning authority. This was done, and both local authorities considered those sites for potential development to meet district wide housing needs. Whilst HDC performed a full assessment on the sites in their area, NYMNP chose not to carry out an assessment of the sites in their planning area. The parish being outside of the NYMNP's settlement hierarchy. The National Park Authority's strategy is towards locating development within higher order settlements, and meeting housing needs within the National Park rather than in neighbouring authorities. HDC considered the sites in its area and decided that only part of one site was a "preferred site", which the authority would consider for housing. HDC's emerging Local Plan has subsequently withdrawn the previous "preferred" status of site 2a, part of the Atkinson's site.

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 Steering Group. One more site (site 5) 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 (site 6) 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 Steering Group’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 Steering Group 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 NYMNP site)**

No site assessment was carried out by NYMNP. In correspondence and meetings with NYMNP, 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 Steering Group 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 and associated land (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, now a “brownfield site”. Its central position in Ingleby Arncliffe and with good access to the road network, it is the Steering Group 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 Steering Group 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 Steering Group would like to see housing development take place as soon as possible and, on that basis, site reference (6), the former Primary School and its associated land 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 one which the Neighbourhood Plan would in future consider as a candidate site 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 to open the development to both match to the landowner's objectives and the parish's housing needs.

# APPENDIX D ILLUSTRATION OF A LOCAL LETTINGS FOR THE ALLOCATION OF AFFORDABLE HOUSING



Policy Ref:  
Issue Number: 1  
Approved:  
For Review:  
Expiry:

## Illustration of a Local Lettings Policy for xxx, xxx

### 1.0 Introduction

- 1.1 We believe in providing increased choice in housing to residents in North Yorkshire and help to create sustainable, mixed communities where people choose to live.
- 1.2 Beyond Housing are part of the North Yorkshire Home Choice (CBL) Partnership. A key aim of the partnership is to ensure that applicants and existing tenants applying to move to a new home are provided with a first class housing service which gives them an active role in choosing a homes which best suits their long-terms housing needs and aspirations.
- 1.3 The partnership recognises that new build developments may have certain restrictions based on them when they are let for the first time.
- 1.5 Local Lettings are a valuable tool in response to specific local circumstances and we will use individual local lettings policies to allow some flexibility within our allocation process for specific areas / schemes to achieve a wide variety of aims and objectives.
- 1.6 To help achieve these aims a local lettings policy to achieve an equal and diverse mix of tenants is to be introduced for the new housing development at xxx., xxx for first time lets and future lets.
- 1.7 The local lettings policy will take into account the requirements outlined in Section 106 which states:-

Each property must be allocated to a person in Need of Accommodation and who



Has immediately prior to the allocation been ordinarily resident within the parish of xxx for a period of at least twelve months; or

Has within the last 10 years prior to the allocation been ordinarily resident in the parish of xxx for a period of least five years: or

Has immediately prior to the allocation a mother, father, son or daughter or some other close relative or carers approved in writing by the Communities Manager who has been ordinarily residents in the parish of xxx for at least twelve months: or

Has immediately prior to such allocation been in permanent employment in the parish of xxx for at least 6 out of the last 12 months or is taking up permanent employment in the parish of xxx;

## 2.0 Objective

2.1 The development at xxx, xxx will provide xx new homes for rent, comprising of:-

include  
House type  
information

2.2 The purpose of this policy is to ensure that the allocations process for these new homes, not only gives some preference to households in housing need, but also ensures that local housing needs are met by creating a sustainable community from the beginning.

2.3 The North Yorkshire Home Choice will remain the overarching policy, against which allocations are made, the local lettings policy is in place to ensure lettings to this new development will ensure that a settled and sustainable community is achieved.

2.4 The policy also aims to ensure that residents will maintain their tenancies in an excellent manner to achieve the highest standards for the development into the future.

## 3.0 Definitions

3.1 CBL - Choice Based Lettings

## 4.0 Responsibilities

- 4.1 **The Head of Communities** – has overall responsibility for the policy
- 4.2 **The Communities Manager** has responsibility for the implementation of the policy
- 4.3 **The Communities Co-ordinator** is responsible for the operational delivery of the Policy
- 4.5 **The Communities Advisor** is responsible for allocating the properties in line with the Policy

## 5.0 Sustainability

- 5.1 The main provision of this local lettings policy will be to balance this new community through the application of strict criteria and all applicants will be expected to demonstrate a continuous commitment in their current or previous accommodation with regards to:-

Keeping their rent account in credit, showing a good history of rent payments over the past five years (or for the entirety of any shorter period if the applicant has not held a tenancy for the past five years);

If an applicant held a tenancy longer than 5 years ago and any debt was left the applicant will need to demonstrate a proven change in behaviours and a commitment to reduce the debt;  
Not having a history of anti-social behavior, neighbour nuisance or criminal behavior;  
Being able to show an excellent history of tenancy conduct;  
Keeping their current / previous property maintained to a good standard with a well maintained garden. Beyond Housing's transfer and garden standards will be used as a guideline for this.

- 5.2 If an applicant has not previously held a tenancy, then they must be able to demonstrate that they do not have a history of anti-social behavior, criminal behavior or unacceptable behaviour.
- 5.3 Properties will be advertised on the North Yorkshire Home Choice Website where it will be outlined clearly that there is a local lettings policy attached to the allocation of these new homes.
- 5.4 Applicants who meet the criteria will be selected from a shortlist of bidders. Applicants will be considered by band and then date order with a percentage of properties being allocated to each band.

5.5 Offers will not usually be made unless the above criteria can be fully evidenced. However, it is recognized that individual applicants will have differing housing histories and have experienced different circumstances over time. Therefore, all applications will be considered upon their own individual merits, with offers of accommodation only withheld where they clearly do not meet the criteria.

5.6 In addition to applicants bidding, in order to meet the requirements of the local lettings policy, the following will also apply:-

Allocations will be made to a mix of household sizes and age groups to ensure a diverse mix of residents;

Ten of the properties will be allocated to applicants on the transfer list which will in turn release a property for re-let through the North Yorkshire Home Choice Scheme;

Three of the remaining 12 properties will be allocated to those in employment for a minimum of 16 hours per week;

Three of the remaining 12 properties will be allocated to established couples, these will be the 2 bed properties;

5.7 In order to fulfill the above letting criteria and to promote equal opportunity across all bands, a percentage of offers will be made to each band.

The remaining twelve properties will be allocated to applicants on the waiting list with:-

Four to five properties being allocated to applicants in the Emergency and Gold Bands;

Two to three properties being allocated to applicants in the Silver Band;

Four to five properties being allocated to applicants in the Bronze Band;

5.8 All allocations of a property will be made following the completion of an affordability check which indicates an applicant/s can afford the property.

5.9 Feedback will be provided to non-qualifying applicants upon written request.

## 6.0 Consultation

6.1 Beyond Housing will consult on this policy with Hambleton Borough Council and other relevant internal and external stakeholders.

## 7.0 Review

7.1 The policy will be subject to review after a year or in response to any changes in legislation or good practice, whichever is the sooner.

7.2 The policy will be reviewed taking into account customer feedback from complaints, comments or compliments.

7.3 Feedback will be used when designing future local lettings policies for other new build developments.

## 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

<b>Regulation 14 Pre-Submission Consultation</b>
Response Form
Pre-Submission Consultation Neighbourhood Plan
Questionnaire
Open Evening Presentation

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

<b>Policy Intentions Consultation Draft Neighbourhood Plan</b>
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

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

<b>Community Plan</b>
Community Plan 2012 – 2014 Dated August 2013

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

<b>Parish History</b>
Parish History
<b>Neighbourhood Plan Designation</b>
Neighbourhood Plan Area Designation by the two Local Planning Authorities
Area Designation by North York Moors Park Authority
North York Moors Park Authority – Duty to Cooperate Minute
<b>Maps</b>
Parish Map
Housing Site Maps
Public Rights of Way
<b>Steering Group</b>
Request for Steering Group Members



Steering Group Terms of Reference
<b>Open Evenings</b>
First Neighbourhood Plan 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
Third Parish Open Evening – Slides – 30/11/18
Fourth Parish Open Evening Invitation – 14/03/19
Brief statement on the 14/3/19 Open Evening
Invitation to Fourth Open Evening 06/02/20
Affordable Housing Factsheet
Summary of 06/02/20 Open Evening Presentation
<b>Housing Surveys</b>
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
<b>Housing Sites (in the “Call for Sites” consultation) and their Assessments</b>
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)
<b>Historic Sites in the Parish</b>
Listing of Historic Sites and Assets
<b>Links to the Local Authority Areas Planning Websites</b>
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
<b>Local Authority Areas Key Communications</b>
Key Correspondence – Hambleton District Council
North York Moors Park Authority
<b>National Policy Planning Framework (NPPF) 2019</b>
National Policy Planning Framework 2019

### Meeting and Activities by Year on Individual Web Pages

2011
2012
2013

2014
2015
2016
2017
2018
2019
2020
The Steering Group chair's reports on the Neighbourhood Plan status from 2015 onwards can be found at: <a href="https://www.inglebyarncliffe.org.uk/agendas--minutes.html">https://www.inglebyarncliffe.org.uk/agendas--minutes.html</a>

# GLOSSARY

It should be noted that the NPPF (2019) provides in a number of cases, fuller details on certain of the terms used. The NPPF(2019) can be found at: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

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.
	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.
	Darlington & Stockton Times	Local newspaper, which has been used as a method to communicate the existence of the Neighbourhood 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.

Acronym	Subject	Explanation
	Examination	An independent review of the Ingleby Arncliffe Neighbourhood Plan carried out in public by an Independent Examiner.
	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.
HRA	Habitats Regulations Assessment	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 were likely to impact on wildlife habitats of European importance.
HDC	Hambleton District Council	One of the Local Planning Authority and the lead authority on Neighbourhood Planning.
	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.
LDF	Local Development Framework	HDC's Local Development Framework was adopted on the 8 <sup>th</sup> April 2007. The LDF consists of both Core Strategies and individual policies.

<b>Acronym</b>	<b>Subject</b>	<b>Explanation</b>
LPA	Local Authority / Local Planning Authorities	For the purpose of the Parish of Ingleby Arncliffe Neighbourhood Plan, the lead authority in the context of Neighbourhood Plans is HDC. The Local Planning Authority determines planning applications and carry out specific planning functions for the area within their boundary.
	Local Plan	This is either an existing or 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.
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	NYCC	North Yorkshire County Council, the county's 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.
	Ingleby Arncliffe Parish Council or 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 Parish of Ingleby Arncliffe Neighbourhood Plan will set policy for the Parish. This will be from the adoption of the Neighbourhood Plan autumn 2020 until 2036.
	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 Parish of Ingleby Arncliffe Neighbourhood Plan, the referendum will decide whether to adopt the Neighbourhood Plan.



Acronym	Subject	Explanation
	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.
	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 several roles:</p> <p><b>an economic role</b> - 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><b>a social role</b> - 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><b>an environmental role</b> - 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>
SEA	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.