

## Neighbourhood Plan Additional Information:

Policies should be worded in a positive manner, to state the circumstances that are required for a development proposal to be supported.

- Generic policies are a good way of achieving universal objectives and development across the neighbourhood plan area.  
e.g 'unless it can be demonstrated that the proposed development would not harm the area'
- Criteria based policy with a series of requirements can be set out in bullet points  
e.g affordable housing requirements or Design requirements

At the point of submission the below documents need to be submitted with the submission version of the neighbourhood plan:

### **Basic conditions statement**

A Basic Conditions Statement should be prepared to accompany the Ingleby Arncliffe Parish Neighbourhood Plan as per Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. This Act requires that neighbourhood plans to meet the following basic conditions:

- i. the draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF), and also the guidance contained in the Planning Practice Guidance;
- ii. the draft NP must contribute to the achievement of sustainable development;
- iii. the draft NP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the LDF Core Strategy, Development Management Policies and the emerging Local Plan; and
- iv. the draft NP must meet the relevant EU obligations.

### **Consultation Statement**

The consultation statement must include the following information:

- Details of who was consulted on the proposed neighbourhood plan (including any of the consultation bodies)
- An explanation of how they were consulted (what methods were used)
- A summary of the main issues and concerns raised through consultation
- A description of how these issues were considered, and where relevant, addressed in the neighbourhood plan proposal.

The consultation statement is your opportunity to explain and demonstrate how engagement with your community and others has shaped the development of your neighbourhood plan. The consultation statement should include and summarise all the statutory (i.e. the pre-submission publicity and consultation period) and non-statutory consultation that has taken place with the community, organisations and other relevant bodies to develop your plan.

The Consultation statement should:

- Be kept short and focused
- Record details of all the consultation activities that you have held
- Include photographs, images and diagrams, as appropriate.

- Ensure you clearly record how you considered issues that were raised during any consultation activity and, where relevant, how you have addressed these in your plan.
- Make effective use of appendices

You may wish to consider including the following in appendices:

- A detailed list of all the consultation events, including an overview of the event, number of attendees and key outcomes
- Copies of questionnaires, surveys and details of any engagement techniques • copies of leaflets and other publicity material e.g. posters
- Copies of newspaper cuttings and press coverage of your plan
- Photographs of engagement events
- A list of the consultation bodies you consulted during the pre-submission consultation and publicity period. Details of those you did not consult and an explanation of the reasons why
- A record of all the comments you received during the pre-submission consultation and publicity period

Have a look at examples of other groups' consultation statements as there are various approaches you can use to structure yours.

The SEA/HRA screening which have already been completed should also be submitted.

**The use of data and consultation;**

The Council will use contact details for people who have commented during this consultation (if the Steering Group supply those details to the council) so that people who have commented are notified about the submission consultation. The rest of the parishioners would not be notified unless they are already on the council's database. Therefore in terms of local publicity for the submission consultation it is up to the Steering Group to organise.

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6	Only policies directly relating to the development and the use of land will be the subject of the referendum vote. All other policies, more appropriately termed “community action points,” are not part of the referendum decision process	The referendum will cover the whole of the neighbourhood plan not just the policies within it. Please reword this section so it reflects this.
7	Reliance on the Internet.	It is suggested that the first two sentences are removed as they do not add any value to this paragraph.
19	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. All these aspects are essential to supporting a sustainable future for the Parish and its residents. Ensuring there are appropriate homes for local needs is essential for a well-balanced and self-sustaining community	The definition of sustainable development should focus on: Economic objectives; tourism, businesses, local facilities Social objectives; Cultural heritage, local facilities, community Environmental objectives, rural setting, green spaces. Neighbourhood plan policies should balance the objectives of sustainable development.
19	In summary, NYMNPA’s planning policy will not allow the development of the Grain Store site. However, this policy may change if the site was no longer in use and has fallen into disrepair	For NYMNPA to provide comment.
19/20	HDC’s Local Development Framework (LDF) was adopted on the 3rd April 2007 when it categorised the Parish as a secondary village under the Stokesley “Service Centre” grouping. In neither the existing suite of documents that form the LDF, nor in the emerging Local Plan, is there an allocation of new houses for the Parish. The HDC development boundary (identified in black on the map below) tightly follows the line of the existing houses and gardens and permits only infill development if suitable parcels of land exist. Given the lack of available space in the Parish to accommodate infill development, the development boundary is a policy constraint to achieving the delivery of new houses to meet identified housing needs, especially as there are a number of sites adjacent to the villages that are capable of being developed. In addition to infill developments, HDC’s existing planning policy allows for	Although the LDF is the adopted policy at this moment in time the local plan is gaining weight.  ‘Planning Policy Context within HDC’ Please note in the local plan (subject to examination) there will be no development limits and the IPG shall not form part of the local plan moving forward. Therefore this text should be revised to reflect the local plan and not the LDF.  It is suggested that the amount of text is reduced.  Suggest that you review whether having a map here is necessary.  The need for further references to the LDF should be reviewed.  It is understood that there is a requirement for affordable housing and therefore more emphasis should be

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	<p>development of rural exception sites for only Affordable housing outside the Development Boundary.</p> <p>Due to changes in national planning policy, HDC published an Interim Housing Policy Guidance Note in 2015 and although this policy is not part of the LDF, the policy is used by the Local Planning Authority in the consideration of current planning applications. The guidance varied the settlement hierarchy set out in the adopted Core Strategy and HDC's approach to the location for new development. In addition, the guidance offers support for development of small-scale sites for up to 5 houses, subject to meeting criteria within settlements where such development was to be resisted under the Core Strategy approach.</p>	<p>added to housing need surveys and information on how to bring a site forward for rural housing.</p> <p>Positive wording could be useful such as why different house types are important for health and wellbeing and that the aim of the neighbourhood plan is to promote the right type of homes for the local communities. Also to enable older people to down size to accommodation better suited for their individual requirements. Further information on specific housing mix can be sought by the LPA and through housing need surveys.</p>
22	<p>When adopted, the Plan and the accompanying Proposals Map will be a statutory planning document with the same status as the HDC LDF and NYMNPA Core Strategy and Development Policies Plan and with the two LPA's emerging LPs when adopted, and any development plan documents that supersede those mentioned. As such, future planning applications must be considered with reference to the Parish's Plan.</p>	<p>This text would benefit from being specifically stating that it would be the neighbourhood plan that would be used to help determine planning applications.</p> <p>Again reference to the LDF should be reviewed.</p>
23	<p>First paragraph</p>	<p>It is suggested that the text should relate to housing need surveys but not a figure as this could change through time.</p>
23	<p>Whole page refers to LDF</p>	<p>It is acknowledged that the LDF is the current policies. However greater emphasis should be placed on the emerging local plan. It is suggested that the text referring to the IPG is removed. It is considered that the text referring to NYMNPA does not add any value</p>
24	<p>P1: Housing Allocation – Land at the Former Primary School and Playing Field</p> <p>The Neighbourhood Plan allocates the land within the Former Primary School site, together with a part of the former</p>	<p>Suggest either removing the figure for housing from the policy, or add 'approximately' before it.</p> <p>The policy refers to allocating the former school, however there is no map to follow this policy. It is suggested that a map would aid clarity</p>

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	Playing Field, situated immediately to the North, for residential development, with a capacity for 18 new dwellings, to meet local housing needs.	as to what land is allocated.
25	With respect to the HDC Core Strategy, 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. Where development is to take place outside of development limits, policy CP9A sets out how housing schemes will be supported for 100% affordable housing to meet identified housing need and where any development is small in scale. Development should not conflict with environmental protection, nature conservation policies, heritage assets and provide necessary mitigation or compensation to address harmful implications.	<p>This information is not up to date. It is suggested that a less detailed summary is included as figures and percentages can become dated.</p> <p>This text needs to be positively worded Please refer to our general advice about policies and about the use of terminology. Maybe consider if there are local connections, the development would remain in perpetuity and the impact on the landscape. How the requirements for mixed balanced community would be served as identified in the NPPF(Chapter 5) . This would back the Government's objective of boosting the supply of homes,</p> <p>It maybe also be helpful to state that affordable housing should be met on site or a contribution should be justified.</p>
25	<p>P2: Housing Mix</p> <p>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, in principle, be supported.</p> <p>The need for accessible housing and specialist accommodation for older people should be particularly considered within the mix.</p>	<p>As it stands the requirements of this policy are not clear. There is scope here for you to really make the plan locally specific, link to local character and distinctiveness, the earlier identification of historic assets, green spaces etc; as it stands there is no supporting text to explain what is considered to be high quality design. The current wording of the policy is unlikely to add value. National policy is clear that plans should not set or require their own housing standards and that only nationally defined standards are used, which applies to neighbourhood plans as well as local plans. Perhaps reference the SPD on size, type and tenure and the emerging Local Plan requirement for national space standards.</p> <p>As it stands this policy is unlikely to meet basic conditions.</p>
	<p>P3: Affordable Housing</p> <p>Housing development that complies</p>	There is no need to state that development should comply with adopted policies, so as it stands this

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	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, in principle, be supported	policy adds little value. It suggest that the policy is reworded to concentrate on local requirements.
26	Walking and Cycling Provision justification	Reference to the LDF should be reviewed. It may be worth adding that the use of cycle and foot paths would go some way to reduce greenhouse gas emission and promote a healthy lifestyle choice.
26	Policy:  Development that would result in the loss or harm to the recreational value or accessibility of an existing footpath, cycleway and / or bridleway will be resisted.	This policy should be reworded in a positive manner, to state the circumstances that are required for a development proposal to be supported.
28	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 in Ingleby Cross.  Parking requirements arising from new development must be provided within the boundaries of the application site, and not give rise to demand for on-site parking. The number of spaces must be in accordance with local planning policy standards, as set out in the most up to date guidance determined by the local highways authority or local planning authority.  Development which complies with other policies in the Neighbourhood Plan and in the Local Plan that would provide for additional car parking capacity,	This policy should be reworded in a positive manner, to state the circumstances that are required for a development proposal to be supported.  Parking standards are currently set by NYCC not the LPA. However, current national planning policy is for standards to be set only where necessary.  We would suggest considering a different form of words so that this relates more to the specific local circumstances, such as narrow roads, that are unsuitable for on-street parking. As it stands this policy therefore unlikely to meet basic conditions.

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	particularly to service Ingleby Cross, will be supported	
29	Community Action Points N1	<p>This text is a little confusing, it is suggested that it is either removed or consultation with NYMNPA is undertaken and they advise on the wording of this section.</p> <p>It is suggested that the dates are revised on the community plan action points 2012 – 2014?</p>
30	S1 Parish Traffic Speeds Concerns ICI Ingleby Cross Parking C1 Coast to Coast National Trust C2 Countryside and Footpaths	<p>It is suggested that an explanation is included to introduce this section and to emphasise that this section contains commitments or aspirations of the Parish and should not to be read as policy.</p>
31	R1 Recreation Ground W1 Website B1 High Quality Broadband and Internet Communications T1 Tourist and Recreational Support BS1 Bus Service	<p>This would then reduce any potential confusion as they are not considered to be policies and do not need to meet the basic conditions.</p>