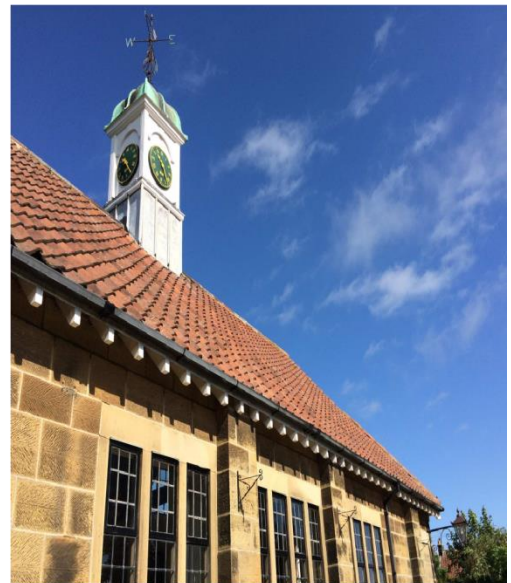


PARISH of INGLEBY ARNCLIFFE

POLICY INTENTIONS CONSULTATION

DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN FOR 2018-2035

YOUR PARISH - YOUR VIEWS - YOUR DECISIONS



Produced by the Neighbourhood Development Plan Steering Group on behalf of Ingleby Arncliffe Parish Council.

Progress in Drafting the Neighbourhood Plan (the Plan)

Following initial consultation and community discussions, concerning the future of the Parish of Ingleby Arncliffe, the Parish Council has drafted a Plan with a view to developing a policy framework of material considerations, to be taken into account in future planning decisions concerning the Parish. This latest document sets out the Parish Council's understanding of community planning concerns and the nature of planning policies to be taken forward into the Plan.

Before preparing the wording of policies within the final draft version of the Plan, the Parish Council would like to make sure the emerging document covers all the development related matters that are important to the community. Based on comments received during previous consultations on the Plan, this document has been prepared with a view to understanding whether the emphasis and extent of coverage is correct and sets out the nature of the policies and proposals to be covered in the Plan.

The Parish Council is required to consult all bodies whose interest it considers may be affected by the draft Plan. For that reason we are asking for your comments and those of other interested parties, as listed in Schedule 1 to the Neighbourhood Development Planning (General) Regulations 2012 (as amended). By asking for comments on the extent and nature of the policies and proposals to be included within the Plan we hope to be better placed to produce a Plan that provides for the sustainable development of our village which will benefit the local community, whilst avoiding unrealistic pressures on the cost and deliverability of that development.

Please let us know what you think

This current Policy Intentions Consultation will begin at 08.00am on 8th December 2018 and end at midnight on 19th Jan. 2019.

During this consultation period we are asking for your views, which can be provided to us in writing either by:

- completing a hard-copy response form provided with the document. Additional blank copies are available from The Blue Bell (see hours below) or any Steering Group member;
- completing the response form online available using the web link below;
- emailing comments to clerk.inglebyarncliffe@btinternet.com;
- posting your response to: Parish Clerk, 2 Arncliffe Hall Cottages, Ingleby Cross, DL6 3PD.

Printed copies of the Consultation document will be available for inspection, during normal opening hours (unless otherwise stated below) at:

- The Blue Bell Inn, (Monday to Wednesday, 9:00am to 12 noon), Ingleby Cross.
- Hambleton District Council, Stonecross, Northallerton;
- By arrangement with any steering Group member. See Steering Group contacts at rear of the document.

Or you can view or download the document and its supporting material by following this link:

- <https://www.inglebyarncliffe.org.uk/neighbourhood-plan---supporting-documents.html>

We look forward to receiving your comments by 19th January 2019.

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BACKGROUND TO THE NEIGHBOURHOOD PLAN

In 2012 the Parish Council engaged with the local community in the production of the Community Plan, which was published in August 2013. An encouraging finding from the survey was that 83% of the respondents felt part of the community, valuing especially the peace and quiet of our rural Parish.

Several issues were, however, raised in the Community Plan, one 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”. This has subsequently been confirmed through further Housing Needs Surveys assessments undertaken by The Rural Housing Enabling Officer that have consistently identified a need for approximately twenty new houses.

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) have 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 (The Plan).

To progress the drafting of the Plan the Parish Council formed a Neighbourhood Development Plan Steering Group (SG) in May 2014, comprised of Parish Council members and local community volunteers. The SG were to prepare the Neighbourhood Plan on behalf of the community, with the main focus being on the provision of new houses and the protection of the village from unwanted housing developments.

The Terms of Reference for preparing the Plan were drafted by the SG in 2015 and agreed by both Parish Council (PC) and Hambleton District Council (HDC). Residents were invited to join the SG, and the PC have been kept informed on a regular basis by the SG Chair. The SG Chair’s reports are published as part of the PC’s meeting minutes. These reports are made available on the PC’s website. Reports are also published on the Parish Council notice-boards and in the Darlington and Stockton Times (“DST”). The press representative reports on the meetings on a regular basis.

The Plan is intended to specify the policies governing any new housing development within the Parish. The period covered by the Plan is from 2018 to 2035, falling in line with the timescale of HDC emerging Local Plan (LP). It is a requirement of national legislation and planning policy that Neighbourhood Plans are prepared in general conformity with LPs.

The area covered by the Plan was officially approved by North York Moors National Park Authority (NYMNPA) on 18th September 2014 and by HDC on the 7th October 2014. The Plan area covers the whole of the existing Parish.

The SG has engaged, consulted, and listened to the local community through three Housing Needs Surveys, community meetings, newsletters, and with other interested parties including local landowners, HDC, NYMNPA, North Yorkshire County Council (NYCC) and the Diocese of York. This has been with a view to progressing a Plan that will help to address the identified local housing needs.

As a result, the SG has found several sites across the village that could accommodate the eighteen houses required by the results of the Housing Needs Surveys. The sites have been assessed to determine whether development might be achievable. However, various constraints have suggested that the development might not necessarily be achievable in the short term, but circumstances appear to be changing and could mean development can be delivered on one or more sites within the Plan period.

If the final version of the 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 potentially 2035.

All the evidence that has been collated to inform the drafting of the Plan can be found at:
<https://www.inglebyarncliffe.org.uk/neighbourhood-plan---supporting-documents.html>

NEXT STEPS IN THE PLAN PROCESS

Before public consultation could begin, the draft Plan was sent for an initial review to HDC and NYMNPA in order to ensure the contents were considered to be broadly compliant with the planning policy framework. Changes arising from the Local Planning Authorities' (LPA) review have been incorporated into this consultation document.

The community of Ingleby Arncliffe and Ingleby Cross, other interested parties including landowners, developers and statutory consultees, are now being made aware of the consultation and the chance to comment on the draft Plan by way of letter and email. Open Events are to be held during the six weeks consultation period for residents to drop in, view all the relevant documents and make comments. A response form for comments and suggested amendments is available for this draft Plan.

All comments submitted during the six weeks consultation exercise will be analysed and appropriate amendments made to the draft Plan as considered necessary. The final draft version of the Plan will be consulted on again, at which time the policies and proposals intended to shape future development will be explicit.

The SG will prepare a number of documents required to accompany the Plan, which include a Basic Conditions Statement and Statement of Community Consultation. These documents, along with the final draft Plan and the evidence relied upon, will be submitted to HDC.

HDC will consult on the draft Plan before providing copies of the required documents to an agreed Independent Examiner, appointed to report on whether and how the Plan meets the statutory requirements. The Examiner will make recommendations on any changes necessary to ensure the Plan can proceed to the next and final stage.

Subject to successful examination, the Plan will be put to a local referendum organised by HDC.

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 objectives," are not part of the referendum decision process.

The policies (those with the prefix **P**) subject to the referendum are shown in a "box" with a coloured blue background.

If there is a favourable result in the referendum (50% plus of those voting in favour), the Plan will become part of the statutory Local Planning Policy (LPP) for the area and becomes an important document in deciding planning applications in the Parish.

The PC will formally monitor the Plan on an annual basis to ensure that any planning applications or proposed material changes within the Parish are considered against the adopted Plan.

INGLEBY ARNCLIFFE PARISH PROFILE

PARISH ECONOMY

The Parish residents obtain their incomes from a variety of sources:

- Retirees
- Self-employed, professional and home-based businesses
- Tourist trade
- Farmers and forestry
- Coach business
- Game keeping and shooting

Ingleby Arncliffe Parish (Parish) is designated a Secondary Village in the HDC hierarchy report of 2017. This means that it is regarded as a sustainable settlement. Rural communities such as our Parish already rely in many ways on the Internet with a good broadband connection. The retired increasingly use it to shop on line, as bus services have declined and they are unable to use their cars. They also use it to connect to their family and friends as they become less mobile. All age groups use it to buy goods and provide entertainment. The self-employed, professional and home businesses have a vital need of the internet as do people in the tourist trade. Farmers do their paperwork for Defra on their computers. The coach trade is similarly dependent on the internet. The importance of the internet will only increase with time.

In an age of increasing isolation, a village such as ours can provide the personal interactions that people need. Children can safely use the village streets to meet friends and the recreation area provides an ideal meeting place. The adults of the parish have many groups to join and events to enjoy as well as the pub and coffee shop to meet friends. Many activities are organised by older members of the community, so it is important that younger people move into the village to help to continue providing these activities.

TOURISM

The Parish comprising the linked villages of Ingleby Cross and Ingleby Arncliffe, face the eastern 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. The internationally famous Wainwright Coast to Coast walk passes directly through the centre of the village and this brings a seasonal influx of walkers from the UK and around the world.

The Parish has six 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 eight part-time people. 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

Former Primary School

A reduction in the numbers of children in Hambleton District has affected some schools more than others. Unfortunately, the village school closed in December 2017 for that reason.

Village Hall

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 used as a Polling Station.



All Saints Church



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 church porche of All Sanctes at Arncliffe”.

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 houses 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 stain glass from Mount Grace Priory. The alter 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

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 eventually Sir John and Lady Venetia Bell offered the Parish Council a long-term lease on half a field behind the school.

Ingleby Villages Recreation Area Committee was formed and Playbuilder and Big Lottery "Awards for All" grants were secured. The school children were consulted to decide about play equipment. 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. More recent grants allowed Adult exercise equipment and extra items to be purchased. The Parish Council supports the Recreation Area with rental costs and Insurance. Annual Sports Days bring in extra income to cover grass cutting, inspection and maintenance of the Recreation Area.



The Blue Bell Inn

the Blue Bell Inn is another Grade 2 listed building from the Arts and Crafts period. It provides overnight bedroom and camping accommodation 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. The Blue Bell offers Post Office facilities on three mornings a week.



Social Activities

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.

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. There is however a "Wish list" (Source Community Plan) of additional activities for the village youth including Rainbows, Brownies, Cubs and a Youth Club.

Cricket Club

The cricket field next to the Blue Bell Inn was used for Sports Days and judging Fancy Dress competitions as well as Ladies and Men's cricket matches. The 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)

The YFC is a social organisation dedicated to providing young people aged 10-26 with a wealth of new experiences and opportunities. These include personal development and training opportunities. The club enables members to learn an array of new skills, take part in a varied programme with competitions, getting involved with the local community, have a voice on rural issues, travel abroad and enjoy a dynamic social life. The club meets on a regular basis.

Women's Institute (WI)



Ingleby Arncliffe WI was formed in 1920. Meetings are held in the village hall on the second Wednesday of each month commencing at 7.30pm. The annual programme offers a variety of topics for the members with invited guest speakers. A monthly competition and raffle are held and tea, coffee and biscuits are served.

Garden Club

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.

Members meet about 6 times per year to visit places of interest to gardeners, listen to knowledgeable speakers and hold social events.

Households open their gardens to the public every 3 to 4 years to raise funds for the above groups.

All these social activities rely for their support and funding on residents, emphasising the need to revitalise the community with both new residents and those of a younger age range who can pick up the "batons" and keep these vital social activities going on into the future.

The Joiner's Coffee Shop

The former Old Joiner's Shop at the bottom of Cross Lane has recently been converted from Hollow Creations - which was a woodcraftsman's workshop and Gallery - into a Coffee Shop. It provides a range of refreshments including brunches, lunches and afternoon teas. It complements the menu provided by the pub and attracts a wide range of customers.



Coach Company

H Atkinson & Sons Coach Company 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.

It is important to the commercial viability of these businesses that due recognition is made of the need to cater for the tourist trade.

The Tontine Inn



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. These days it is known for its open fires, eclectic mix of furnishings and fabrics, and as a fine-dining establishment offering seasonal and locally sourced produce.

COUNTRYSIDE, GREEN SPACES AND FOOTPATHS

Countryside

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

Green Spaces

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

In addition, the open rural views, particularly those from Ingleby Cross, are much appreciated by all Parish residents.



Footpaths

Whilst the Parish has no cycle-ways, it has several footpaths within the villages as well as footpaths in the woods opposite which include the Coast to Coast walk and the Cleveland Way.



HERITAGE ASSETS

The Parish has 18 Grade II listed heritage assets including All Saints Church, Arncliffe Hall, The Tontine, The Blue Bell Inn, Monks House, The Village Hall and the Water Tower.

The Grade II Listed Village Hall is pictured showing the new disabled access, provided in 2017, together with Monks House and the Water Tower below.



CHANGING CHARACTER OF THE COMMUNITY

Period from 1950's to 1960's

In 1950 the two villages of 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 people worked either in farming, forestry or the transport industry. Few people owned cars and the villages had many services. In the 1950s small, slow changes came. Some cottages were enlarged, and others modernised. A few new houses were built in the green spaces in Ingleby Arncliffe.

Period from 1960's to 1980's

The 1960s however brought rapid and dramatic change. This was due to the growth of industry in what is now called 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.

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 had been 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.

By 1973 a new school was needed to accommodate 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's to 2000's

By 1990 many of the 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.

In 1999 the Hambleton Local Plan identified 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. However, the only gap left that could be built on was at the bottom of Cross Lane as all the infill development opportunities had already been used. This "Development Boundary" was renewed in 2010 so that only by knocking down existing buildings could new houses be built within the village.

Since then there has been a dearth of houses suitable for the elderly to downsize, for the youth of the Parish to find an affordable first property and for young families from the village to find a suitable and affordable home. 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.

The departure from the Parish of both the young folk (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. This in turn has had an adverse effect on the social life of the community.

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.

The full impact of this property stagnation was brought to light in 2012, during the preparation of a Community Plan for the Parish. A "Future Housing Needs" survey was conducted, which revealed the need for 24 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 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 18 small and medium sized properties.

The local bus service has been severely reduced in recent years. Needing a full subsidy from NYCC, which may be suspended in February 2019.

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:

- Growth of car ownership;
- Introduction of out of town large retail shopping centres;
- The growth of supermarkets;
- Reduction in religious practices.

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 Local Plan, 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.

To consider building the 18 houses needed, outside the development boundary, would require the preparation of a Neighbourhood Development Plan.

PARISH PROPERTY SIZES

The 2016 SHMA report¹ 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 open market properties are 2 bedroom or less and the Parish has nearly 43% of its houses with 4 or more bedrooms. The mix of housing types found in 2018 is shown in the table below.

2018 House Sizes - Number of Bedrooms ²							
<u>Number of Bedrooms</u>	<u>Owner Occupied</u>		<u>Rented</u>		<u>Parish Total</u>		<u>Hambleton District³</u>
	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</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%

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.

HOUSE PRICES

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 8.9⁴ 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.

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

¹ Hambleton Strategic Housing Market Assessment Update Report Page 29 5.41

² The table excludes those Parish households which also own farms.

³ HDC January 2016 Strategic Housing Market Assessment Page 48 Table 7 (Note 1 Bedroom % includes 0.1% of no bedroom)

⁴ Housing and Economic Development Needs Assessment as advised by HDC Planning Dept.

The house prices in the Parish compare unfavourably 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 above 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.

PARISH AGE PROFILES

The lack of suitable housing and the rising house prices have seen 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.

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.

Age Profiles 2001, 2011 and 2018								
Age Range	2001 ⁵		2011 ⁶		2018 ⁷		Change 2018 v 2001	
	Nos	%	Nos	%	Nos	%	Nos	%
0-15	61	19.4%	31	10.2%	29	9.9%	-32	-9.5%
16-29	35	11.1%	39	12.8%	28	9.6%	-7	-1.6%
30-44	60	19.1%	26	8.6%	36	12.3%	-24	-6.8%
45-59	93	29.6%	89	29.3%	73	24.9%	-20	-4.7%
60-74	51	16.2%	88	28.9%	89	30.4%	38	+14.1%
74-89	11	3.5%	29	9.5%	36	12.3%	25	+8.2%
90+	3	1.0%	2	0.7%	2	0.7%	-1	-0.3%
	314	100.0%	304	100.00%	293	100.0%	-21	0.0%

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

Percentage Change in the Age Groups 60-74 and 75+			
Age Group	Hambleton ⁸	England ⁹	Parish ¹⁰
60-74	+37.1%	+24.1%	+ 74.5%
75 +	+44.8%	+17.5%	+ 171.4%
All Ages	+ 6.7%	+9.8%	-6.7%

⁵ 2001 Census

⁶ 2011 Census

⁷ 2018 figures from a Parish survey

⁸ HDC January 2016 Strategic Housing Market Assessment, January 2016 Table 14 Data between 2001-2014 Page 57

⁹ As above

¹⁰ Data for Parish between 2001 - 2018

NATIONAL PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. At the heart of the NPPF is the presumption in favour of sustainable development. Consequently, planning policies are expected to help achieve sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Within this context, Neighbourhood Plans are expected to support delivery of strategic policies contained within Local Plans to shape and direct development.

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 and also, the "feeling" of the community, as together, all these aspects are essential to supporting a sustainable future for the Parish and its residents. If the community is to be well balanced and self-sustaining, allowing existing residents and those with a connection to the villages to remain within the community if they so wish, then ensuring there are necessary homes for local needs is very important.

LOCAL PLANNING POLICY CONTEXT

The map excerpt below, illustrates the local planning policy context for the area of the Parish. It shows how the Parish is split between HDC and NYMNPA, which means the Parish is subject to two different sets of local planning policies.

The SG has the view that the boundary of the NYMNPA should be reviewed and moved to follow the A172, so that the planning policy framework is consistent across both village centres. Several of the community facilities are located within Ingleby Cross, including The Blue Bell Inn, the bus stop, the Joiner Shop and the Village Hall and this part of the village is considered to be appropriate for housing development if the planning policy framework was of a less restrictive nature.

PLANNING POLICY CONTEXT, WITHIN NYMNPA

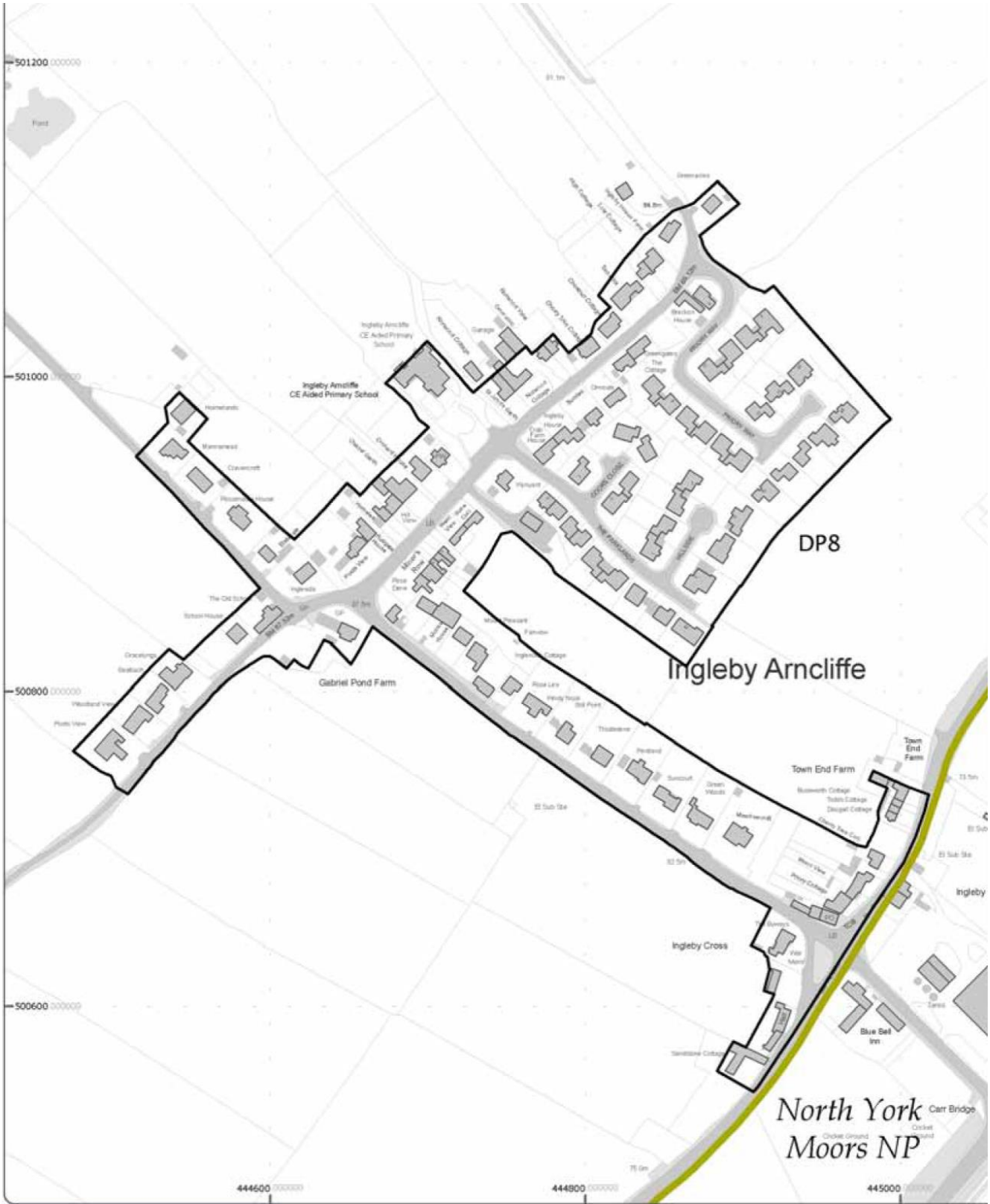
The presence of the NYMNPA boundary (olive green on the map below), which still follows the earlier routing of the old A172 road, cuts right across the centre of Ingleby Cross leaving two houses, The Blue Bell Inn and what is referred to as the Grain Store site, inside the NYMNPA planning area.

The NYMNPA LP was adopted in November 2008, but the National Park is currently undertaking a review of the LP. In both their existing and emerging LPs, the Parish is treated as being outside of the settlement hierarchy and no new housing development for the Parish is proposed (other than rural exception sites). 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 policy approach.

PLANNING POLICY CONTEXT WITHIN HDC

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, nor it appears from 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 this is a theoretical facility rather than a practical development facility.



HAMBLETON
DISTRICT COUNCIL

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1:3,200

Proposals Map Inset **28**
Ingleby Arncliffe
Stokesley Sub-Area

LDF Development Policies and Allocations DPDs, December 2010

In addition to infill developments, HDC's existing planning policy allows for development of rural exception sites outside the Development Boundary, where all houses would have to be affordable.

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 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.

However, none of the existing planning policies specifically supports the Parish's need for a mixed housing development of 18 open market and affordable houses, although Policy CP4 of the Core Strategy sets out criteria for the consideration of proposals that are not necessarily consistent with the wider principles of the Core Strategy. 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 HDC's LDF and their emerging LP. 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.

PARISH HOUSING NEEDS

HOUSING NEEDS ESTABLISHED AND DEFINED

In 2012, as part of the Community Plan questionnaire (prepared with the assistance of HDC), questions were asked of residents within the Parish as to what needs for any future new housing they might have. The well represented survey (40% return level) showed a demand from 24 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 Housing Associations, through to private renting and open market purchase.

An affordable needs questionnaire was undertaken in conjunction with the North & East Yorkshire Rural Housing Enabler in 2013. This showed an affordable housing demand for 5 houses with a further 2 householders whose tenure requirements were not specifically defined. The housing needs of the Parish were revisited again in 2016 as part of this Plan process, with assistance from HDC and the North and 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 sizes and tenures. The survey also looked to capture the longer-term picture and found there is potentially demand within the next ten years for up to 37 houses.

In the 2016 housing needs survey the affordable housing demand was for 8 houses, slightly higher than the 2011 level of demand. A further affordable 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.

A table summarizing the housing surveys is available in the supporting material.

HOUSING BUILD NUMBERS, TYPES AND TENURES

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 new houses. The tables below show how the size and tenure of a mixed housing scheme to meet the recorded needs might be presented.

House Sizes based on the under 5 years or less Needs Survey Figures	
House Size and Type	Numbers of Houses
1 Bedroom House	4
2 Bedroom House	6
2 Bedroom Bungalow	6
3 Bedroom House	2
	18

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

SEARCH FOR AVAILABLE SITES

The housing surveys of both 2013 and 2016 confirmed the need for approximately 20 new properties, to meet the needs of the community for the next 5 years.

For this first development a plot of land of about 2 acres will be required. Housing surveys will need to be conducted every 5 years to confirm whether there is any further need, and if so, to establish the size and mix of properties required. On this basis, the anticipated size and type of development required immediately, may need to be repeated at 5 yearly intervals to the year 2033.

To make provision for longer term development needs, and in order to reflect on comprehensive development across the villages, the Parish Council considers it necessary to identify up to 6 acres of land, in one or more location within the Parish.

To this end, discussions were held with all landowners in the Parish during October and November of 2016. Each landowner was asked if he or she 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.

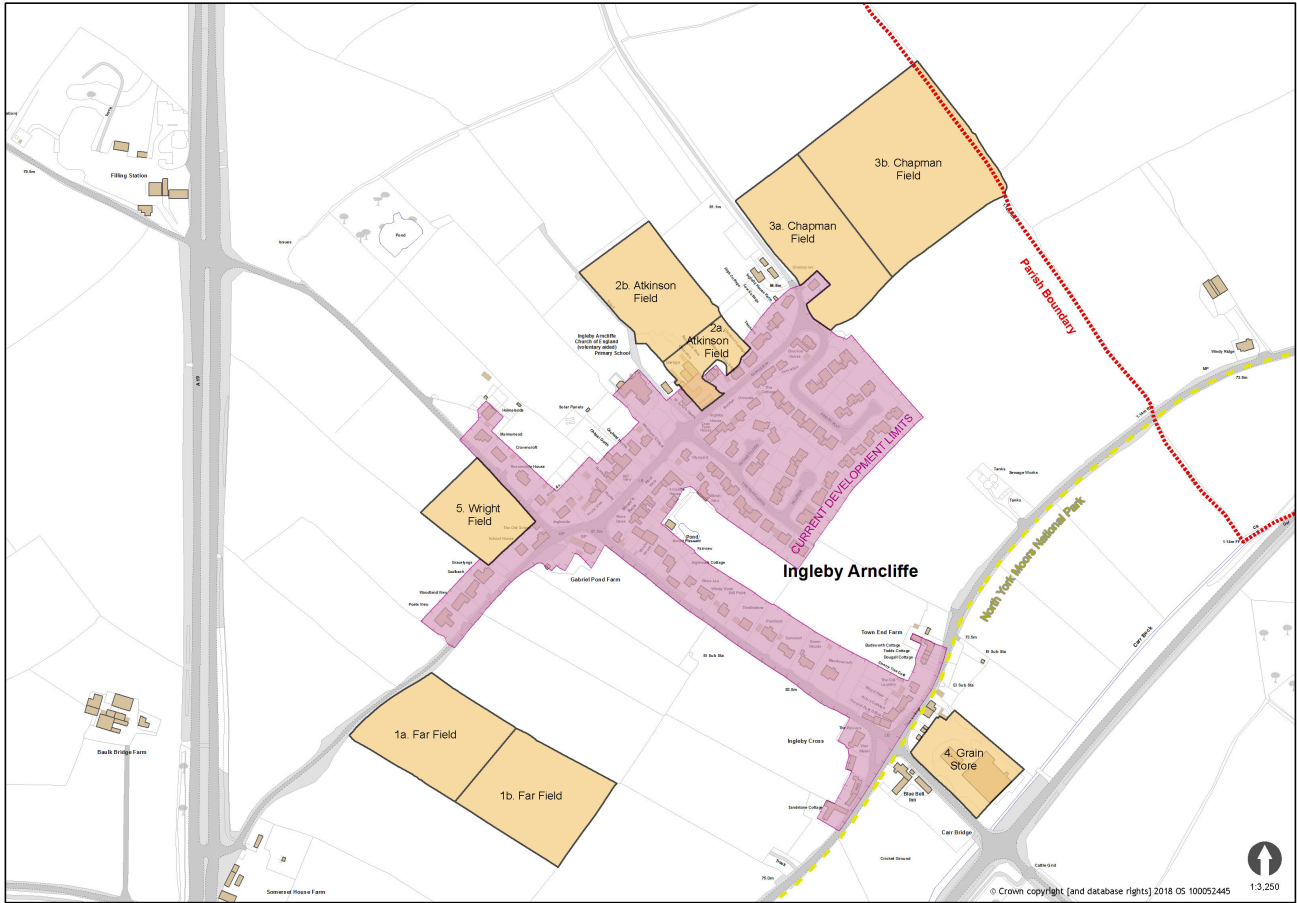
Four landowners responded positively to the request, offering 2 sites for early use and 2 sites for use in ten years' time. The area of land offered would more than meet the anticipated needs to the year 2033. Three sites are in HDC and one site is in the NYMNPA area.

At the same time as the Parish Council were in discussion with local landowners, HDC and NYMNPA 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 LPAs. This was done, and both LPA's were required to consider those sites as potential development sites for future housing to meet district wide housing needs. Whilst HDC performed a full assessment on the sites in their area, NYMNPA chose not to carry out an assessment of the sites in their planning area. The National Park Authority's strategy is towards locating development within higher order settlements, and meeting housing needs within the Park rather than in neighbouring authorities.

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 SG. One more site was offered by a local landowner, but on examination by NYCC highways department, was unfortunately declared unsuitable unless one of the roads into the village was closed.

The recent closure of the Parish primary school has resulted in the school building and adjacent land becoming the sixth and final site to be considered in the preparation of this Neighbourhood Plan.

A summary of all the sites offered is described in the section below and provided in a table in the supporting material.



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SITES ARISING AS PART OF THE “CALL FOR SITES” AND THE SG’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.



¹¹ © Crown Copyright and database rights, 2018, Ordnance Survey, 010005245, Ingleby Arncliffe Parish Council Public Sector Mapping agreement, registered 20/02/12

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 SG 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 NYMNPA site)

No site assessment was carried out by NYMNPA. In correspondence and meetings with NYMNPA, 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 SG 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 Adjacent 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 endeavours 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 and with its central position in Ingleby Arncliffe and with good access to the road network, it is the SG 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 SG is concerned as to whether development would secure 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 SG would like to see housing development take place as soon as possible and, on that basis, site reference (6), the former Primary School and adjacent land is the only choice currently available.

Sites for future housing developments are sites 2a & 2B and then sites 3a & 3b.

Site 4 remains an area which the NDP zones for housing development, but it is understood that its financial viability is governed by NYMNPA planning policies, which appear to make its development a distant possibility.

VISION AND OBJECTIVES

The previous sections explain the context for the Neighbourhood Plan and why the Parish Council believes the emerging document 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 2035. The objectives are intended to set out the means for achieving the Vision.

THE VISION

The vision of the 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 by the community, whilst at the same time preserving the rural nature of the Parish, so valued by residents.

THE OBJECTIVES

The Plan, once approved, will:

- Revitalize 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 delivery of new homes will be supported.
- 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 character of the villages.
- Commit the Parish Council to adhering to the Plan when deciding its position on planning applications. It will ensure priority is given to achieving the community’s aspirations.

POLICIES AND PROPOSALS

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 LP and with the two LPA's emerging LPs when adopted. As such, future planning applications will be considered with reference to the Parish's Plan.

The planning policies and proposals within this Plan focus on the main issue facing the village, which relates to housing development and integrating development into the existing villages. At this stage, the consultation document sets out the intentions of the policies in terms of what the Neighbourhood Plan wishes to achieve. The final policy wording, together with full evidence and details will be presented in the final draft version of the LP.

Policies within the Plan are expected to address the following matters.

P1 New Housing Developments

Policy will require, as a minimum that any new housing development will provide an appropriate mix of dwelling types and affordability to address the local housing needs of Parish residents, as identified by the most recent housing market assessment and/or local needs survey. Development beyond that required to deliver local housing needs will only be supported where it facilitates the necessary new homes to be delivered by ensuring the overall development is viable.

P2 Land at the Former Primary School

Policy will support development of land at the Former Primary School where it delivers at least 18 new homes of an appropriate mix to address identified local housing need. Additional development will only be supported to ensure overall development is viable and deliverable. Any development beyond the level required to deliver the community's aspirations will not be supported until such time as further development is required for identified future local housing need beyond the current 5 year requirement. This is in order to ensure the future delivery of new homes for local housing needs is not prejudiced.

Policy will expect development of the site to be in accordance with the other policies within the Neighbourhood Plan.

P3 New Housing Design and Environmental Standards

Policy will expect proposals for new housing developments to demonstrate high quality design, match the best in environmental standards and respect the scale and character of existing buildings within the vicinity.

The needs of the older residents should be considered and, where feasible, new homes should be capable of adaption for an aging population.

P4 Streets and Street Scene

Proposals for new development should seek to ensure that:

- (a) Opportunities for walking and disability access are integrated wherever possible through practical measures such as the provision of, and improvements to, pavements and paths in the villages and improvements to the Public Rights of Way network across the wider NDP area.
- (b) Adequate on and/or off-road car parking spaces are provided to minimise obstructions on residential streets and avoid on-pavement parking.
- (c) Safe and appropriate access for both vehicles and pedestrians to any new development.

P5 Parking Standards

Policy will require attention is given to ensure that any new development will not reduce the vehicle parking provision in Ingleby Cross, and reasonable effort will be made to seek additional off-road parking near the centre of Ingleby Cross to support the commercial activities of The Blue Bell and the Joiner's Shop, and for users of the Village Hall.

COMMUNITY PLAN

COMMUNITY PLAN (2012-2014) ACTION POINTS

The Community Plan listed several future actions that arose from the community wide survey, the outstanding action points¹² were:

Area	Action	Timescale	Status Position
Transport	Reduction of speed limit	ASAP	Ongoing See Community Objective (S1)
Transport	Flashing 30mp Sign.	ASAP	Ongoing See Community Objective (S1)
	Maintaining Local Bus Service.	Ongoing	NYCC funding review early 2019
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 with the 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 by HDC	Ongoing	The Plan
Mixed Housing Development	Prepare Neighbourhood Plan	Ongoing	The Plan
Communications	Parish Website	Ongoing	Provided 2017

All other topics raised in the Community Plan were dealt with in 2013 and 2014.

COMMUNITY ACTION POINTS

All other topics raised in through the Community Plan were dealt with in 2013 and 2014.

N1 Campaign to Move the NYMNPA Boundary

The existing NYMNPA boundary follows the route of the old A172 and places a potential housing site, (Site (4)) within the park's planning regime. It would afford the Parish greater scope for development of that site if the land was within the HDC planning regime.

¹² Pages 18-20 Community Plan 2012-14

S1 Cross Lane Traffic Speeds

The PC should continue in its endeavours to establish measures to reduce the traffic speeds 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.



ICI Ingleby Cross Parking

The PC should continue to assess the parking needs of residents and visitors in Ingleby Cross, and to seek the provision of off-road parking if feasible.

C1 Coast to Coast – National Trail

Every reasonable support will continue to be given to the Campaign to make the Coast to Coast Walk a National Trail.

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.



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.

R1 Recreation Ground

The recreation ground provides a facility for improving the health and well-being of the community. Every reasonable effort will be made to ensure its continued provision and to maintain and enhance the facilities.

W1 Website

The Parish website, the accompanying social media and email communications, all play an essential part in enhancing the sense of place and community spirit.

B1 High Quality Broadband and Internet Communications

Attention will be paid to ensuring that Parish residents and commercial businesses have access to the best speeds and facilities available for 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 location of the Parish.

BS1 Bus Service

Support will be given to maintain and where possible enhance the Parish's bus service including endeavouring to have a more frequent service to the village centre of Ingleby Arncliffe.

HOW TO ACCESS A RESPONSE FORM AND THE PLAN'S SUPPORTING MATERIAL

The Plan, a Response Form and various supporting material (listed below) are available at the Plan's inspection locations and on the Parish's website at: <https://www.inglebyarncliffe.org.uk/neighbourhood-plan---supporting-documents.html>.

Name of Document
Policy Intentions Consultations Document
Response Form
Parish History
Community Plan 2012-2014
Area Designation for Neighbourhood Plan
Maps
Steering Group – Request for Members and Terms of Reference
Community Consultations – Invitations and Material Presented
Parish Newsletters containing material referencing the Neighbourhood Plan
Housing Surveys
HDC Parish Housing Sites and results of their assessments
Historic Sites
Links to the Local Authorities Planning Websites
Local Authorities – Key letters on the Plan
National Policy Planning Framework (NPPF)
Steering Group Minute meeting dates are listed on the main Neighbourhood Planning Website page at: https://www.inglebyarncliffe.org.uk/the-neighbourhood-plan.html

GLOSSARY

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.

Acronym	Subject	Explanation
CS	Call for Sites	Identification of available land for building homes to be included in the emerging Local Plan.
	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,
DST	Darlington & Stockton Times	Local newspaper, which has been used as a method to communicate the existence of the 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
	Examination	An independent review of the Ingleby Arncliffe Neighbourhood Plan carried out in public by an Independent Examiner
GS	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.
	Habitats Regulations	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 was likely to impact on wildlife habitats of European importance.
HDC	Hambleton District Council	The Local Planning Authority and public body responsible for a range of matters in our local area.
	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.

Acronym	Subject	Explanation
	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 Act introduces new planning rights and tools to empower communities to shape and manage development in their local area.
LPA	Local Authority / Local Planning Authorities	For the purpose of the Ingleby Arncliffe Neighbourhood Plan this is Hambleton District Council. The Local Planning Authority determines planning applications and carry out specific planning functions for the area within their boundary.
LP	Local Plan	This is the adopted planning document for the future development of an area which set out the strategic planning policies and guidance for the local planning area. HDC has a local development framework (LDF), adopted on 3 rd April 2007. NYMPA has a local plan adopted in November 2008. Both LPA's are working on emerging Local Plans which will replace the earlier plans
NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government's planning policies, in general terms, for England and how these are expected to be applied.
NYCC	North Yorkshire County Council	The Local Planning Authority and public body responsible for a range of matters in North Yorkshire.
NYMNP	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.
PC	Ingleby Arncliffe 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 Ingleby Arncliffe Neighbourhood Plan will set policy for the Parish. This will be from the adoption of the Plan [anticipated early 2019 until 2035.

Acronym	Subject	Explanation
	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 Ingleby Arncliffe Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
	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.
SG	Steering Group	The group of residents from Ingleby Arncliffe and Ingleby Cross who have been involved in developing the Plan.
SHMA	Strategic Housing Market Assessment	A housing market assessment key to informing an area's level of future housing provision and establishing the mix of housing required.
	Sustainable Development	There are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles: an economic role - 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. a social role - 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; and an environmental role - 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.
	Sustainability Appraisal [including Environmental Appraisal]	The process of weighting and assessing all the policies in a development plan document for it's global, national and local implications.
	Viable	A plan/policy or proposal that is capable of success or continuing effectiveness.

STEERING GROUP MEMBERS

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