



# The Neighbourhood (Development) Plan

Ingleby Arncliffe Parish



# Open Meeting


February 24<sup>th</sup> 2017

Purpose of meeting:

**To provide an update on Steering Group activities since the previous meeting in July, 2016**

# July Meeting content

- What is a Neighbourhood Plan and why do we need one?
  - *To empower the community*
  - *To help shape and influence where development will go and what it will look like*
- Outcome of 2012 housing survey.
  - *Need for up to 20 properties*
- Decision by Parish Council to go ahead with a Neighbourhood Plan.
- Neighbourhood Plan to have a single focus
  - *Future housing needs.*
- The process of preparing a Neighbourhood Plan.



## First 2 steps towards the Neighbourhood Plan

1. A survey of Future Housing Needs for everyone in the parish.
2. A search for land suitable for a housing development.

# Presentations

1. Decline in village facilities and current Demographics. *Judith*
2. Current housing "stock" in parish. *Ruth*
3. Results of Housing Survey 2016. *Clive and Amanda*
4. Proposed Housing Scheme. *Clive and Amanda*
5. Result of "Search for sites" for new housing scheme. *George*
6. Site assessments and the need for them. *Ken*
7. Next steps towards the Neighbourhood Plan. *George*

## AMENITIES LOST FROM INGLEBY ARNCLIFFE AND INGLEBY CROSS

- Two village shops have closed – there was a shop in each village with the last one closing in the 1990s
- There was a dedicated Post Office in Ingleby Cross – but we do have a part time Post Office in The Blue Bell
- The Methodist Chapel in Ingleby Arncliffe closed recently
- There was a regular and more frequent bus service
- A Mobile library used to visit the villages
- A butcher and fruiterer had sales rounds here in the past
- The Primary School was previously open the full school year – at present our school is open for only part of the academic year and its future is uncertain.

Some of these facilities have been lost by cost cutting by the local authority (in terms of withdrawal of subsidies in some cases). There is no doubt the declining use, for whatever reason, had an impact on decisions made.

# Neighbourhood Plan

## DEMOGRAPHIC DETAIL OF OUR PARISH

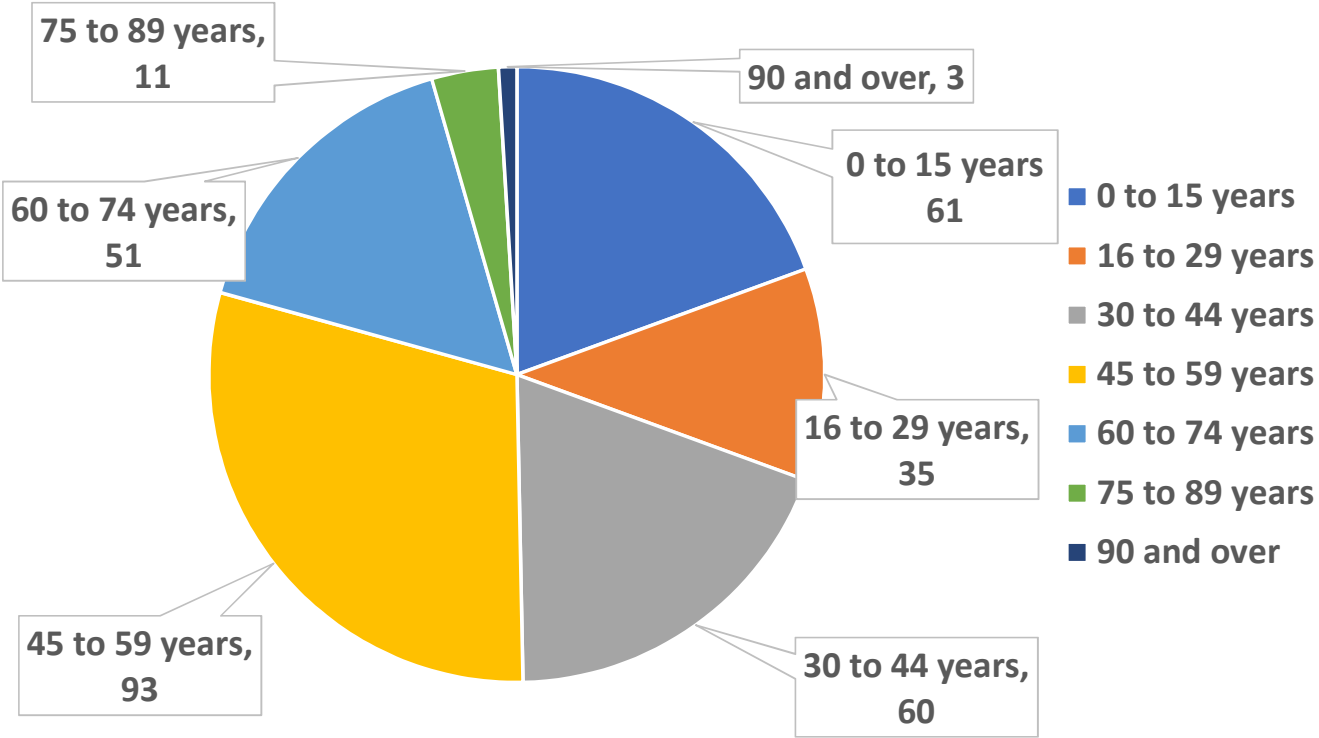
- In line with society as a whole, our villages have an aging population and also there are few children living here at present. Any new development could bring younger families, support local business and hopefully halt any further reduction in amenities /services.
- According to the 2011 Census the demographic detail of our villages are as illustrated by the following charts.

# Neighbourhood Plan

## Age of Population – 2001 Census Data

No of Residents by Age Category

	No of Residents
0 to 15 years	61
16 to 29 years	35
30 to 44 years	60
45 to 59 years	93
60 to 74 years	51
75 to 89 years	11
90 and over	3
<b>Total</b>	<b>314</b>

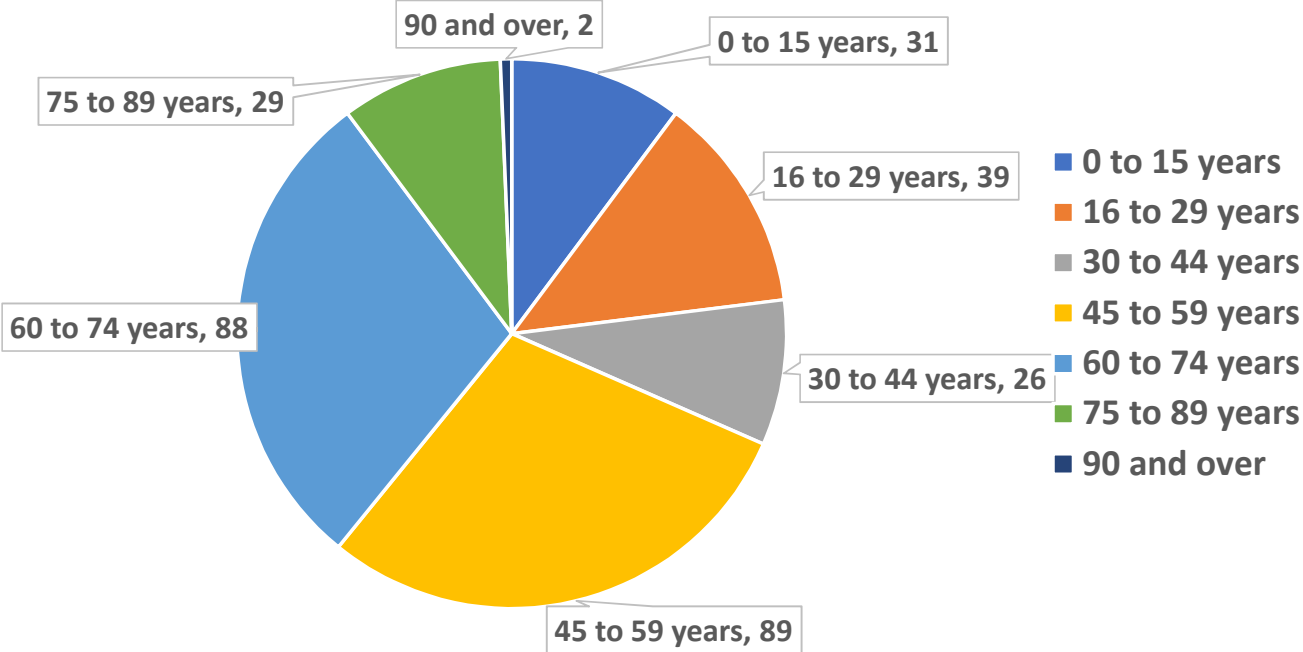




# Neighbourhood Plan

## Age of Population - 2011 Census Data

Number of Residents in Each Age Category



Age Categories	Number of Residents
0 to 15 years	31
16 to 29 years	39
30 to 44 years	26
45 to 59 years	89
60 to 74 years	88
75 to 89 years	29
90 and over	2
<b>Total</b>	<b>304</b>

# Neighbourhood Plan

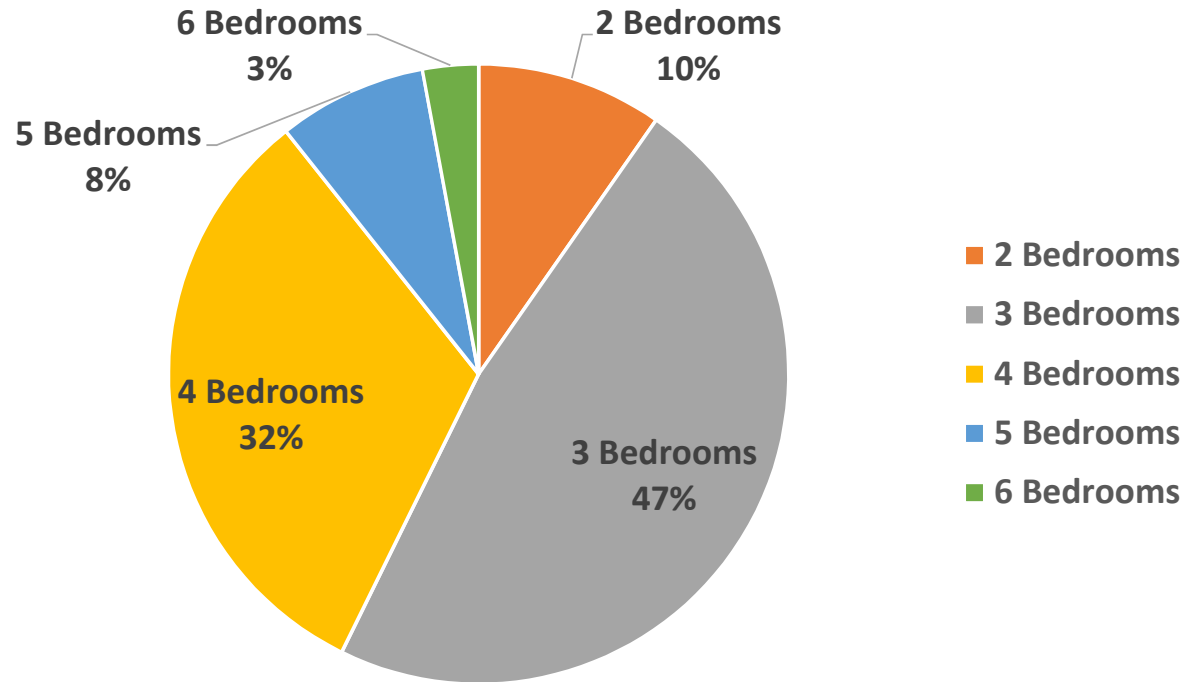
## Comparison of the Parish's Population Change from 2001 to 2011

<b>At 2001</b>		<b>At 2011</b>		<i>At 2001</i>		<i>At 2011</i>	
<b>Age Categories</b>	<b>Number of Residents</b>	<b>Age Categories</b>	<b>Number of Residents</b>	<i>Age Categories</i>	<i>Percentage Residents</i>	<i>Age Categories</i>	<i>Percentage Residents</i>
<b>0 to 15 years</b>	<b>61</b>	<b>0 to 15 years</b>	<b>31</b>	<i>0 to 15 years</i>	<i>19</i>	<i>0 to 15 years</i>	<i>10</i>
<b>16 to 29 years</b>	<b>35</b>	<b>16 to 29 years</b>	<b>39</b>	<i>16 to 29 years</i>	<i>11</i>	<i>16 to 29 years</i>	<i>13</i>
<b>30 to 44 years</b>	<b>60</b>	<b>30 to 44 years</b>	<b>26</b>	<i>30 to 44 years</i>	<i>19</i>	<i>30 to 44 years</i>	<i>9</i>
<b>45 to 59 years</b>	<b>93</b>	<b>45 to 59 years</b>	<b>89</b>	<i>45 to 59 years</i>	<i>30</i>	<i>45 to 59 years</i>	<i>29</i>
<b>60 to 74 years</b>	<b>51</b>	<b>60 to 74 years</b>	<b>88</b>	<i>60 to 74 years</i>	<i>16</i>	<i>60 to 74 years</i>	<i>29</i>
<b>75 to 89 years</b>	<b>11</b>	<b>75 to 89 years</b>	<b>29</b>	<i>75 to 89 years</i>	<i>4</i>	<i>75 to 89 years</i>	<i>9</i>
<b>90 and over</b>	<b>3</b>	<b>90 and over</b>	<b>2</b>	<i>90 and over</i>	<i>1</i>	<i>90 and over</i>	<i>1</i>
<b>Total</b>	<b>314</b>	<b>Total</b>	<b>304</b>	<i>Total</i>	<i>100%</i>	<i>Total</i>	<i>100%</i>

# Neighbourhood Plan

## Breakdown of the Number of Bedrooms in the Parish's Owner Occupied Housing Stock

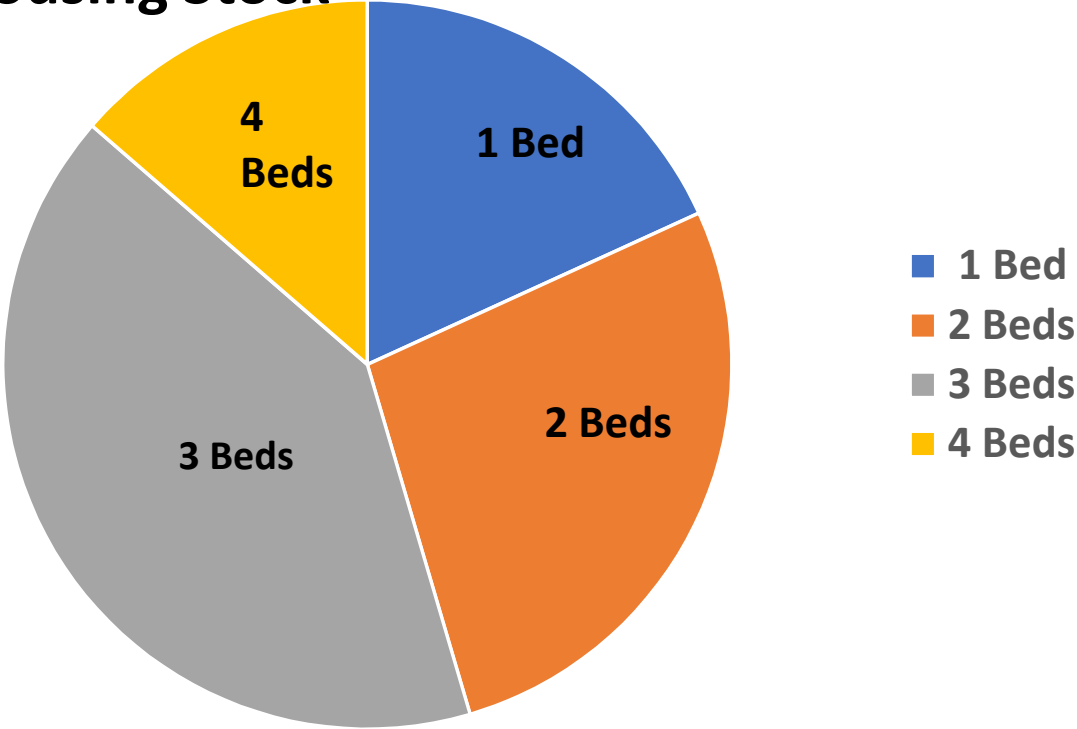
Number of Bedrooms	Number of Properties
1	0
2	10
3	49
4	33
5	8
6	3
<b>Total</b>	<b>103</b>



# Neighbourhood Plan

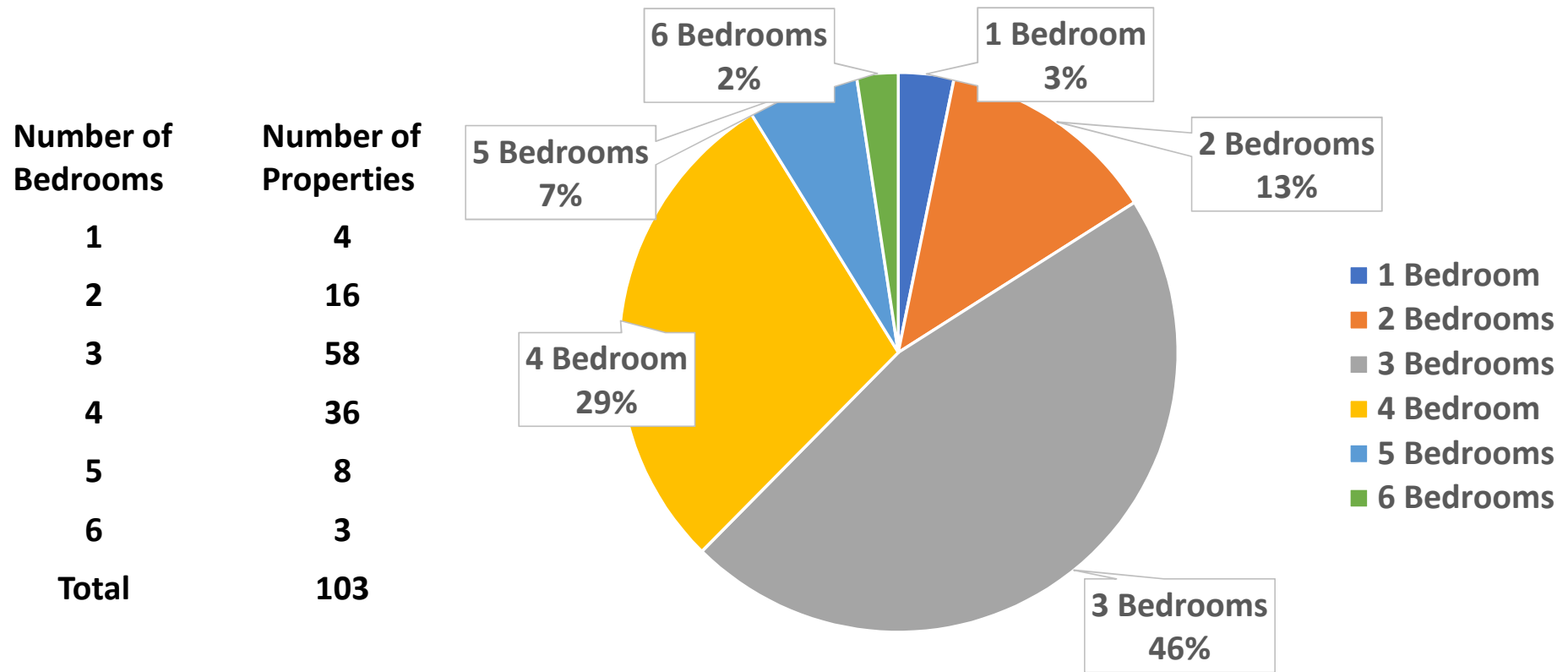
## Analysis of the Number of Bedrooms in the Parish's Rented Housing Stock

Number of Bedrooms	Number of Houses
1	4
2	6
3	9
4	3
<b>Total</b>	<b>22</b>



# Neighbourhood Plan

## Breakdown of the Number of Bedrooms in the Parish's Total Present Housing Stock



# Neighbourhood Plan

## **WHAT WE COVER IN THIS PART OF THE PRESENTATION**

- Existing Planning Policy for New Housing Developments
  - Results of the 2011 and 2016 Housing Needs Surveys
    - Terms used to describe the Tenure of New Houses
      - Affordability of New Houses
- What the Surveys suggest in terms of new Parish Housing – Summary, Numbers of New Houses - Sizes and Tenures

# Neighbourhood Plan

## **Existing Planning Policy for New Housing Developments in Hambleton**

- Under current policy (Interim Planning Guidance), proposals which are small in scale (up to 5 dwellings) and which provide a natural infill or extension to an existing settlement can be considered. Proposals must meet a number of other criteria set out in the Guidance, OR
- A larger new development (greater than 5 new houses) would have to consist totally of Affordable houses described as a Rural Exception Site (such a site does not have to directly adjoin the built form of the settlement).

**An approved Neighbourhood Plan may enable development outside the settlement boundary providing this is in general conformity with the strategic policies in the Local Plan and has regard to national policy**

# Neighbourhood Plan

## Participation Levels

	2011 Housing Needs Survey	2016 Housing Needs Survey
Participation Levels (Returns received expressed as a percentage of those returns distributed)	40%	70%

**Very good levels for both surveys with the most recent survey resulting in a high level of resident's returns.**



# Neighbourhood Plan

**Household Compositions and Ages from those who are seeking new accommodation within the next FIVE years**

	<b>2011 Housing Needs Survey (Move expected within 5 years of 2011)</b>	<b>2016 Housing Needs Survey (Move expected within 5 years of 2016)</b>
<b>Single Adult over 65</b>	<b>5</b>	<b>3</b>
<b>Couple at least one aged over 65</b>	<b>6</b>	<b>4</b>
<b>Single Adult under 65</b>	<b>5</b>	<b>6</b>
<b>Couple under 65 No Children</b>	<b>1</b>	<b>0</b>
<b>Couple with Children</b>	<b>3</b>	<b>2</b>
<b>Couple No Children</b>	<b>1</b>	<b>0</b>
<b>Single Person with Children</b>	<b>0</b>	<b>1</b>
<b>No Answer Provided</b>	<b>3</b>	<b>8</b>
<b>Total</b>	<b>24</b>	<b>24</b>

# Neighbourhood Plan

**Household Compositions and Ages from those who are seeking new accommodation within the next FIVE and TEN years**

	<b>2016 Housing Needs Survey (Move expected within 5 years of 2016)</b>	<b>2016 Housing Needs Survey (Move expected within 10 years of 2016)</b>
<b>Single Adult over 65</b>	<b>3</b>	<b>5</b>
<b>Couple at least one aged over 65</b>	<b>4</b>	<b>8</b>
<b>Single Adult under 65</b>	<b>6</b>	<b>6</b>
<b>Couple under 65 No Children</b>	<b>0</b>	<b>5</b>
<b>Couple with Children</b>	<b>2</b>	<b>3</b>
<b>Couple No Children</b>	<b>0</b>	<b>0</b>
<b>Single Person with Children</b>	<b>1</b>	<b>2</b>
<b>No Answer Provided</b>	<b>8</b>	<b>8</b>
<b>Total</b>	<b>24</b>	<b>37</b>

# Neighbourhood Plan

## Housing Terms Explained

- **Open Market** – Price agreed at arms-length between existing house owner and buyer
- **Private Rental** – Rental levels agreed again at arms-length between the home owner and the tenant
- **Shared Ownership** – is housing for sale and rent but below open market levels subject to the Affordable Housing criteria
- **Affordable Housing** – is rented housing provided for eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices
- **Self Build** – Housing built by individual householders

# Neighbourhood Plan

## LOCAL HOUSE PRICES COMPARED TO HOUSEHOLD INCOMES

Average House Prices	England and Wales	North Yorkshire	Hambleton
2004 – Quarter 4	£184,121	£192,701	£217,584
2013 – Quarter 2	£242,389	£212,641	£229,496

Affordable Ratio House Prices to Earnings	England and Wales	North Yorkshire	Hambleton
2004 – Quarter 4	6.58	7.59	8.52
2013 – Quarter 2	6.72	7.38	8.69

Source: Affordable Housing – Supplementary Planning Document 70415 Hambleton District Council

# Neighbourhood Plan

## Reality of Housing Economics in Hambleton

- Example Based on the mean **Hambleton House Price - £246,000**
  - **Mean Annual Earnings (2015) £24,900**
  - **Ratio of Earnings to House Prices 9.9**
- **Annual Gross Income** required to purchase based on 80% mortgage  
**£56,250**
  - **Deposit required £49,200**

House Price based on 2016 figures, earnings based on 2015 and mortgage rate used 3.5%

# Neighbourhood Plan

## Present Legal Requirements for Housing Tenures on a new mixed Housing Development

- **Affordable** – Current Planning Policy requires 40% of Affordable Housing to be provided on a mixed site. It is anticipated that Hambleton's new plan will reduce the Affordable percentage down to 30%.
- **Self-Build** – There is a legal duty on councils to keep a register of individuals and community groups locally who want to acquire land for self-build homes. Hambleton is considering its future policy in this area.

# Neighbourhood Plan

## Suggested Housing Sizes and Tenure Summary – 5 year view

Suggested House Size and Type	Number of Houses
Quarter Style Houses	2
Bungalows – 2 Bedrooms	8
Houses – 2 Bedrooms	4
Houses – 3 Bedrooms	4
<b>Total</b>	<b>18</b>

Tenure of Houses	Number of Houses
Open Market	10
Private Rented	0
Affordable & Shared Ownership	8
Self- Build	0
<b>Total</b>	<b>18</b>

# Neighbourhood Plan

## WHAT WE COVERED IN THIS PART OF THE PRESENTATION

- Existing Planning Policy for New Housing Developments
  - Results of the 2011 and 2016 Housing Needs Surveys
- What these two Surveys suggest in terms of new Parish Housing
  - Terms used to describe the Tenure of New Houses
    - Affordability of New Houses
  - Summary – Numbers of New Houses – Sizes and Tenures
- ***A full copy of the 2016 Housing Needs Survey will be delivered to each household in the Parish***



# Neighbourhood Plan

## Site Assessment

### Suitability of the Site

- ***Physical & Environmental Factors***
  - \* *HDC'S Local Plan*
  - \* *Existing Utilities, Access to Site*
  - \* *Accessibililty to Existing Services*
  - \* *Impact on Local & National Regulations*
  - \* *Environmental Issues*
- ***Strategic Enviromental Assessment***
  - \* *Maybe triggered if any of the above issues identify the need for more strenuous assessment e.g. Flood Risk*

# Neighbourhood Plan

## Site Assessment

### Availability of the Site

- *Evidence that the Landowner(s) is willing to sell or develop the site*
  - \* *Land Registry Search*
  - \* *Site is available via HDC Local Plan*
  - \* *Expected Delivery Time for the Development*

# Neighbourhood Plan

## Site Assessment

### Economic Viability of the Site

- *Evidence that the Development is Viable*
  - \* *Work with the Community*
  - \* *Look at other similar Developments*
  - \* *Development appropriate & conforms with HDC'S Local Plan*

# Neighbourhood Plan

## Design Guide

### Pre-Design – Appoint Architect

- *Criteria*
  - \* *Previous Involvement with Neighbourhood Plans*
  - \* *Obtain References*
  - \* *Visit Developments, Discuss with the Community*

# Neighbourhood Plan

## Design Guide

### Design Guide Tender

- ***Identify Developer***
  - \* ***Previous Involvement with Similar Schemes***
  - \* ***Obtain References***
  - \* ***Financial Viability of the Developer***

# Neighbourhood Plan

## Design Guide

### Design Guide Tender

- ***OUR REQUIREMENTS***

- \* ***Relay Information from Site Assessment***
- \* ***Number and type of Properties***
- \* ***Cost/Price Range***
- \* ***Specific Needs e.g. Environmental, Access***
- \* ***Relevance to Building Regulations***
- \* ***Timescale***

# Next steps

1. Monitor site assessments, feedback to community.
2. Prepare a "Design Guide" for the housing scheme.
3. Appoint a consultant for preparation of the Neighbourhood Plan
4. Submit Neighbourhood Plan to Hambleton DC for "Examination" and legal compliance.
5. Independent "Check" by an Examiner.
6. The Referendum.
7. When Plan approved, begin talks with property developers

# Thank You for attending this Open Meeting 😊

Clive Walley

George Hunter

Hazel Warhurst

Judith Temple

Karen Wilde

Ken Jones

Ruth Eastham

Susan Stephenson

Amanda Madden, Rural Housing Enabler, Hambleton District Council

In attendance:

Jennine Nunns, Planning Policy Officer, Hambleton District Council

Clair Shields, North York Moors National Park Authority