

INGLEBY ARNCLIFFE NEIGHBOURHOOD PLAN STEERING GROUP

MEETING ON 8TH MAY 2017

Present Caroline Skelley, HDC
Paul Fellows, NYMNPA
George Hunter, Ruth Eastham, Karen Wilde, Ken Jones, Jude Temple, Clive Walley

George outlined our progress so far and explained the need for separate phases of development needed to satisfy the housing need identified currently and in years to come.

In 3-4 weeks we shall have a further Open Meeting.

Ruth presented her charts showing the current housing and future needs.

NYMNPA Paul explained that the national policy is to only build housing for local needs and not for the open market. In our 18 houses therefore 6 would need to be affordable (30%) We would need to be sure it can be sold if it is built. Any default on mortgage would mean not local connection as the properties would then be sold on open market. Probable developer would be a housing association such as Broadacres. NYMNPA examiner would look at our NP even though Ingleby Cross is out of their development hierarchy but NYMNPA would be supportive. Would still need referendum.

Caroline Skelley HDC, Planning Dept.

Affordable Housing is allowed only on a site with more than 10 dwellings and limited to 30% now.

HDC had 60 houses for the Far Field on their site assessment. We emphasised that our plan for Phase 1 is 18 houses in total not 18 affordable houses as she had thought.

HDC say The Far Field was too far away as 20m from other housing and not considered to be in the village – we would have problems getting this past an examiner. Even a smaller piece of land here would not be a preferred site.

Chapman's land should be reduced in size on plan and resubmitted. This would be a preferred site as next to existing houses.

Any proposed sites should have general conformity – HDC would advise but examiner has final say.

Difficulty getting mortgages for 10 properties as too risky for a lender given the occupancy / tenure conditions and size. GH – we could try and pre sell the properties to eliminate risk for lenders.

KH – any joint ventures? Alms Hoses at Thornton le Dale HDC

Community Land Trust could be our way forward – Broadacres could build and rent out – funding is available – need next generation to take on after us. Can foresee problems and this may not be an option.

School land – NYCC own jointly with Diocese of York. We can include this land in our NP should it become available as we do not want a developer to come and build large houses there.

GH – our next step would be to contact Broadacres informally

CS – contacts are Fiona Coleman re Affordable Housing and Andrew Gallance(?)

Local Plan consultation ends 6th June 2017 so need to resubmit revised area of Chapman's field and include school land.

CS – need to include size, type and tenure, 30% affordable housing and to conform to Local Plan.