

# Neighbourhood Development Plan

- ▶ Open Meeting , Friday 30<sup>th</sup> November 2018.

- ▶ Starting at 7.30pm

# Open Meeting Friday 30<sup>th</sup> Nov 2018

1. **Reminder--What is a Neighbourhood Development Plan?**
2. **Why do we need one for our parish?**
3. **Progress and obstacles to date.**
4. **Next Steps. ....**
5. **Question time.**

# The Localism Act 2011

- ▶ Designed to devolve powers held by Whitehall, down to Local Govt. and Local Communities.
- ▶ “ To empower local communities to decide for themselves how they would like to see their neighbourhood develop, and together with Local Govt., to enable that to happen.”
- ▶ The **vehicle** for making this happen is the Neighbourhood Development Plan. ( **the Plan**)

## Why do WE need a Plan for our parish?

- ▶ 1. Community Plan 2012 *indicated* a need for new homes.
- ▶ 2. Four further Housing Needs Surveys have *confirmed* the need.
  - ▶ *homes for: Elderly to downsize their homes,*
  - ▶ *Young families to find 2/3 bed affordable homes,*
  - ▶ *Youths to find small & affordable first, own home.*
- ▶ 3. Its 40 years since last housing development in village.
  - ▶ - Damage to village demographics. Ruth
  - ▶ - Stagnation of village housing stock. Ruth
  - ▶ - Loss of amenities. Hazel

## Changes in Age Groups in Parish of Ingleby Arncliffe

Age Groups	2001	2011	2018
0-29	30%	23%	20%
60+	21%	39%	43%

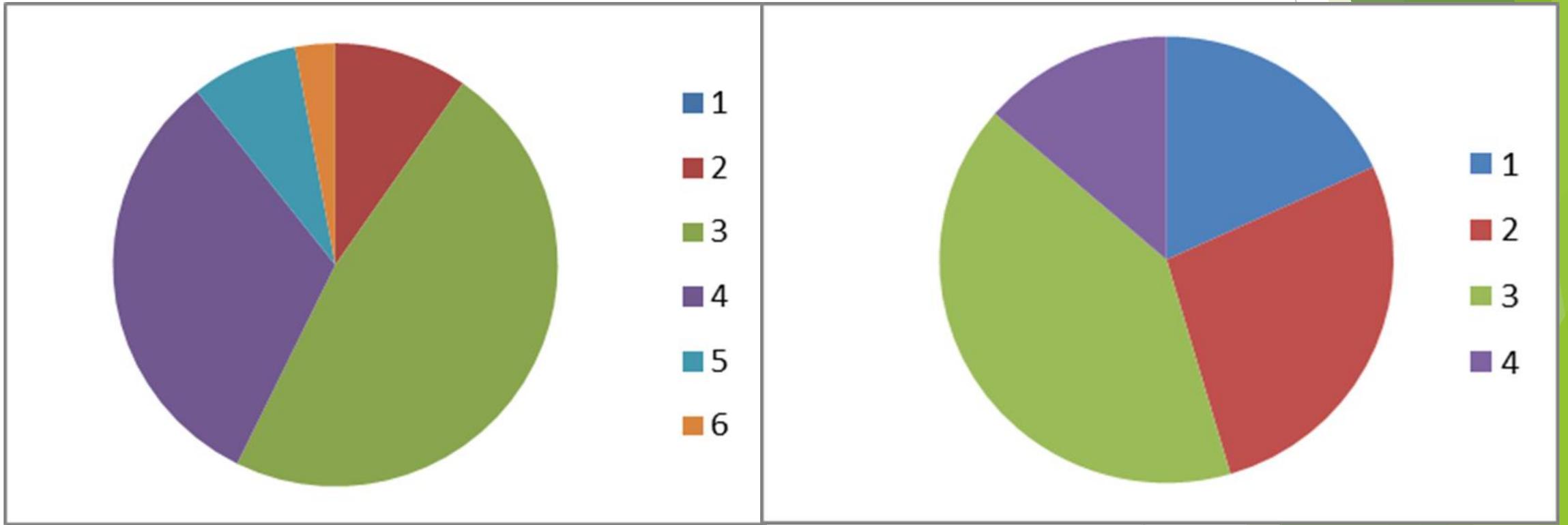
### Comparison of Age Groups in 2018

Age Groups	Parish	Hambleton	England
0-29	20%	30.6%	37.4%
60+	43%	31%	23%

# Percentage Properties by number of bedrooms

## Buy

## Rent



## 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
<b>Ingleby Arncliffe</b>	<b>£312,282</b>	<b>34</b>
Hutton Rudby	£309,370	267
Seamer	£305,043	52
Stokesley	£253,538	711
Great Ayton	£201,326	668
<b>Total</b>	<b>£251,112</b>	<b>1,861</b>

# Loss of Parish Amenities

- **Village General Shop and Post Office**
- **Village Butcher with mobile delivery**
- **Mobile Greengrocer**
- **Mobile Library Van**
- **Closure of Methodist Chapel**
- **Reduced Local Bus Service**
- **Village Primary School closed**

Four Housing surveys over 4 years have confirmed the need for a “mixed” housing development of open market and affordable properties, -- to satisfy **current** needs.

Clive

# Parish of Ingleby Arncliffe Neighbourhood Plan

## Housing Needs Surveys

Scope of Housing Needs Survey	Year	Housing Needs (Within 5 Years)	Breakdown of Needs	
			Open Market Homes	Affordable Homes
<b>FULL NEEDS</b>	<b>2011</b>	<b>26</b>	<b>16</b>	<b>10</b>
<b>AFFORDABLE Only</b>	<b>2013</b>	<b>N.A.</b>	<b>N.A.</b>	<b>9</b>
<b>FULL NEEDS</b>	<b>2016</b>	<b>24</b>	<b>14</b>	<b>10</b>
<b>AFFORDABLE Only</b>	<b>2017</b>	<b>N.A.</b>	<b>N.A.</b>	<b>13</b>

<b>Plan taken at 75% of Need</b>	<b>18</b>	<b>10</b>	<b>8</b>
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## Parish of Ingleby Arncliffe Neighbourhood Plan

**Planned Housing Sizes and Tenures – Based on under 5 - year needs responses – Mixed Housing Development**

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

In 2014 a Proposal for the new housing was taken by the P.C. to Hambleton D.C.

-*The need for a Neighbourhood Development Plan was explained by HDC.*

*{ Development Boundary around village }*



▶ Late 2014, Steering Group was established, and began to prepare a Plan.

▶ Work stopped for one year on advice of HDC. { Local Plan revision. }

▶ Spring 2016, - Steering Group re-established.

▶ October 2016, began the “Search for Sites” exercise by Stg. Grp. and HDC.

-- *Village Landowners offered; 2 sites for early use, 2 for future use.*



▶ Sites submitted to HDC & NYMNP A for their evaluation.



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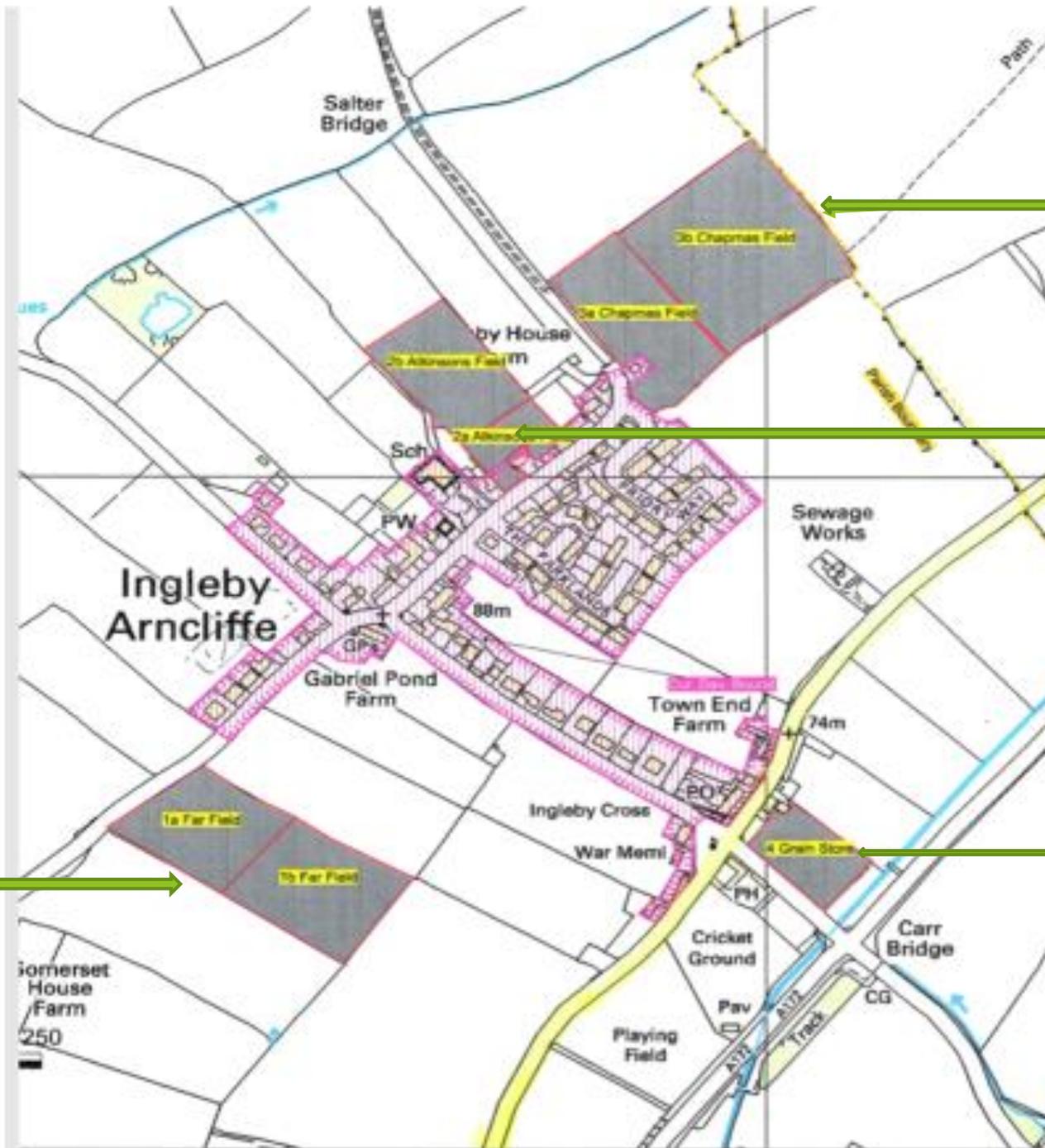
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Sites Offered;

- 1a/b Far Fields
- 2a/b Atkinson Fields
- 3a/b Chapman Fields
- 4 Grain Store



3a,b,Chapman Fields

2a,b,Atkinson Fields

1a,b, The Far Fields

4 Grain Store

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## Outcome of Evaluations.

1. “Far Field.” *Not a preferred site. (HDC)*
2. “Chapmans Field.” *Not a preferred site. Too large.(HDC)  
- resubmitted half size, no response from HDC.*
3. “Atkinson field.” *A preferred site, for land within Dev. Boundary, but only after 2028.*
4. “The Grain Store.” *Not within “Development Hierarchy” of NYMNP.*

- ▶ **Conclusion;** Not one site preferred, for early use.!!! Need to look again!
- ▶ **Outcome,** “Wrights Field,” offered.
- ▶ Evaluation of “Wrights Field” by NYCC Highways Dept. -- “Would need to close a village road!”

Obstacles, Obstacles, Obstacles!!!

## Work done on Grain Store site.

With help of Broadacres, a financial assessment was carried out of our housing scheme of 18 properties, including 8 affordable units, built on this site.

### Outcome;

- a problem of trees, reducing usable land area,
- the problem of flood risk, and cost of prevention,
- the site is not within the NYMNPA “Development Hierarchy”.
- revealed the effect affordable properties have on the overall economics. [Clive](#)

### ► Conclusion

- NYMNPA would not approve a scheme including open market houses.
- The development would not be viable and the residual value of the land would not meet the owners needs.

# Parish of Ingleby Arncliffe Neighbourhood Plan

## Affordable House Economics

2 Bedroom Bungalow, 63 square metres, Building Cost £1,850 per square metre, Open Market sales price £225,000

	Open Market	Affordable
Sales Price/Transfer Price	£225,000	£65,200
Building Costs	£116,550	£116,550
Developer's Margin and Landowner Value	£108,450	<b>-£51,350</b>

# Parish of Ingleby Arncliffe Neighbourhood Plan

## Housing Development Viability

	Sales All Open Market	10 Open Market	8 Affordable	Plan Mix 10 Open & 8 Affordable
Sales Value	£4.0m	£2.25m	£0.51m	£2.76m
Building Costs	£2.1m	£1.17m	£0.93m	£2.10m
Developer's Margin and Land Value	£1.9m	£1.08m	<b>-£0.42m</b>	£0.66m

## Latest Development

### Closure of village school, December 2017.

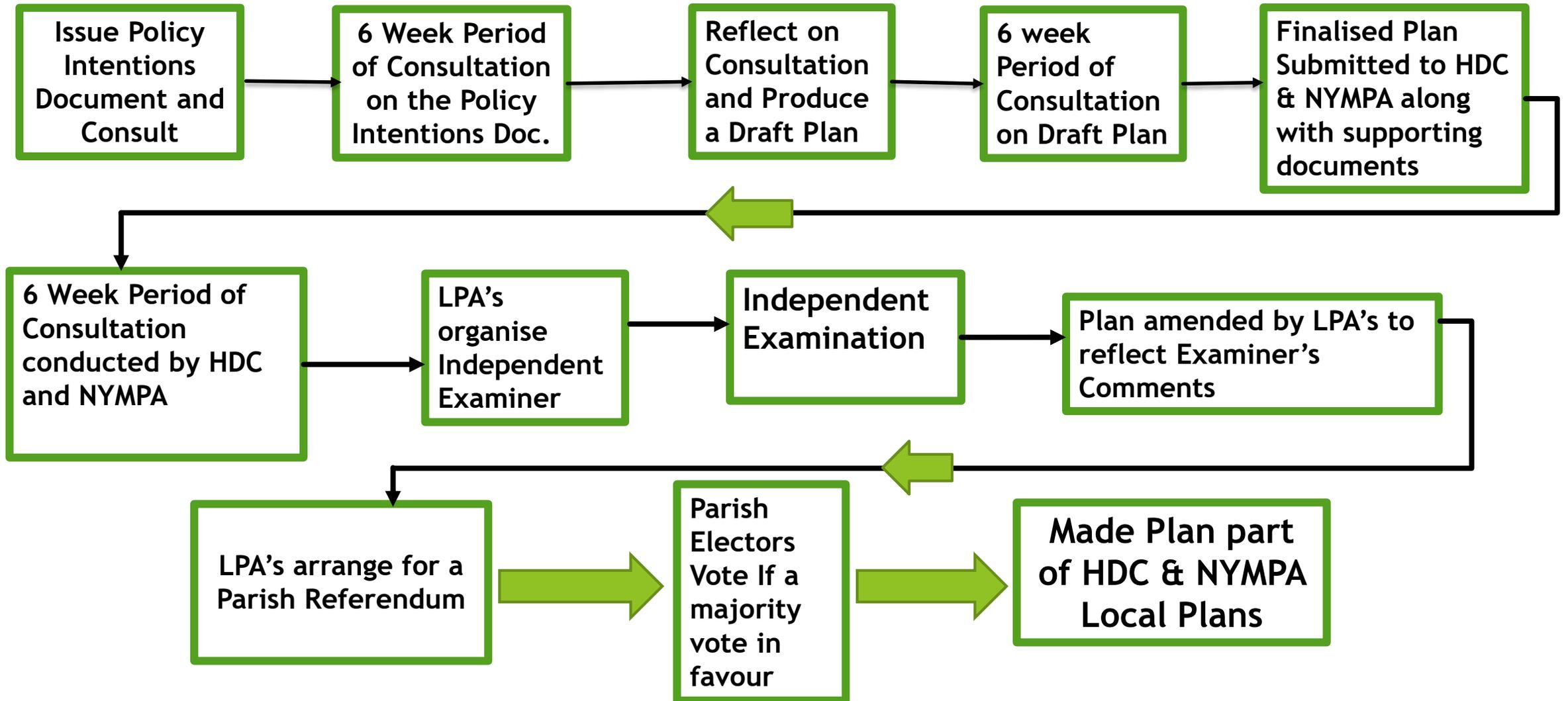
School & land Owned by Diocese of York.

Playing fields owned by NYCC.

- ▶ Meetings were held with both organisations in early 2018.
- ▶ Stg Grp. Proposed the use of the school site for our “mixed housing” scheme.
- ▶ Both organisations said they are seeking maximum return for sale of land.
- ▶ Diocese offered school to other organisations, - but with full maintenance contract.
  - outcome, no takers.
- ▶ Current position:
- ▶ The organisation “Beyond” is now evaluating the development of our “mixed” housing scheme on the school site.
- ▶ The **Plan** specifies the School Site as our Preferred site for new housing.

# Parish of Ingleby Arncliffe Neighbourhood Plan

## Next Stages



In addition to the main focus of the Plan ie **new homes** ---

the Plan also contains a number of **Actions**, to tackle or to improve, ongoing subjects of interest or concern to residents.

Hazel

# Parish of Ingleby Arncliffe – Neighbourhood Plan

## Proposed Community Action Points

Included in the Policy Intentions Document – for your Consideration and Comment – see the Document for Further Details

<b>Campaign to Move the NYMPA Boundary</b>	<b>Remove NYMPA more restricted planning rules</b>
<b>Cross Lane Traffic Speeds</b>	<b>Reduce speeds and investigate restricting larger vehicles from “short-cutting” from and to the A19 and A172</b>
<b>Ingleby Cross Parking Provision</b>	<b>Provide more off-road parking to support commercial businesses</b>
<b>Coast to Coast – National Trail</b>	<b>To continue to support the campaign</b>
<b>Countryside and Footpaths</b>	<b>To support the recreational facilities afforded by the countryside</b>
<b>Heritage Assets, Social Amenities and Green Space Protection</b>	<b>To protect and consider a community asset application if appropriate</b>
<b>Recreation Ground</b>	<b>To maintain and enhance</b>
<b>Parish Website</b>	<b>Continue and develop as appropriate</b>
<b>High Quality Broadband and Internet Communications</b>	<b>Campaign if necessary, to maintain the best quality of internet reception</b>
<b>Tourist and Recreation Support</b>	<b>To support the Parish’s commercial activities</b>
<b>Bus Service</b>	<b>Campaign for its continuation, improvement and increased frequency to Ingleby Arncliffe</b>

## **Parish of Ingleby Arncliffe – Neighbourhood Plan**

### **Proposed Policies and Proposals**

**Included in the Policy Intentions Document – for your Consideration and Comment – see the Document for Further Details**

<b>P1</b>	<b>New Housing Developments</b>
<b>P2</b>	<b>Land at the Former Primary School</b>
<b>P3</b>	<b>New Housing Design and Environmental Standards</b>
<b>P4</b>	<b>Streets and Street Scene</b>
<b>P5</b>	<b>Parking Standards</b>

## Reminder.

On Saturday 8<sup>th</sup> December, please ;

**Examine** the Policy Intentions Consultation document on either;

[www.inglebyarncliffe.org.uk/neighbourhood-plan---supporting-documents.html](http://www.inglebyarncliffe.org.uk/neighbourhood-plan---supporting-documents.html)

Or,

collect a copy of the document from any one of the Steering Group members.

Then;

Please read carefully the Policies proposed on pages 21 and 22, and **let us have your comments** in writing on the Response Form , or on the Response Form available on the web site.

**This is important for the future of our village. Please reply.**