

Agenda for Steering Group meeting on Monday 19th Feb. 2018

1. Actions from meeting on 22nd January:

- Appointment of a consultant. Ken
- Basic conditions statement. Ken
- Meeting with HDC and NYMNPA re. "cross border ". Clive
- Grant application. Clive
- Response from HDC and NYMNPA re. conformity of proposed housing scheme.

George

2. Meeting with Broadacres in Jan., next step.

Clive

3. Planning for next Open Meeting.

Finalise content and messages for the meeting.

All

Date of next Open meeting.

4. AOB

5. Date of next Steering Group meeting.

DRAFT

Open meeting March 2018

1. Purpose of meeting.

To update the community on;
Progress to date and **Obstacles** to progress.

2. Why are we producing a Neighbourhood Plan??

The Community Plan (2013) demonstrated the need for 20+ new homes for;

- The Elderly to downsize their homes to more manageable property.
- The Youth of parish to find their first, small, affordable property
- The Young families with children to find an affordable 2/3 bed property.

The Problem;

- The properties needed do not exist in the village
- There have been no houses built in the village since late 1970's.

WHY?

The main Constraint;

- HDC imposed a "Development Boundary" around the village, preventing any new housing to be built within the Boundary.
- Any homes built outside the boundary must be 100% affordable.

(Show slide of parish map with the Development Boundary clearly marked.)

The way forward?

To build 20+ new homes we will need a site of approx. 2 acres, which will be outside the Development Boundary. The vehicle for seeking approval to build outside the Development Boundary is the Neighbourhood Plan.

The Neighbourhood Development Plan, is a document expressing the wishes of a community, which when approved becomes an integral part of the Hambleton DC Local Plan and is legally binding.

Reminder.

The Localism Act of 2012 was introduced by the Government to empower **local communities** to be **in control** of how their parish, village, town or part of a city would develop into the future. That future development could be for housing, social amenities, medical or commercial facilities, re-use of derelict properties etc. or for the protection of valued amenities eg the village green.

3. So, the Neighbourhood Plan that we are preparing is our community's

- The NYMNPA have a “Development Hierarchy” for the future development of the park, but the Grain Store site is “Not within the NYMNPA Hierarchy.” However the Authority is encouraging us to go ahead with the N.Plan!
- If the Grain Store is the preferred site for phase 1, the project is in a cross-boundary situation between Hambleton DC and the NYMNPA. Which authority makes the decisions? Which authority takes the Plan through to examination and final submission?
- Others??

7. Next steps;

- Evaluate the “sell or lease” options for the Grain store land.
- Discuss the options with the Arncliffe Estates.
- Confirm the preferred site on “development cost” terms.
- Confirm the community preference of 2 sites.
- Apply for a Grant to complete the N Plan.
- Appoint consultant to help complete the N Plan.
- Resolve the “Cross Boundary” situation.
- Seek assurance from HDC & NYMNPA that the proposed housing numbers are acceptable and within the Local Plan guidelines.
- Complete the N. Plan and submit for pre-appraisal and examination.
- Others??

8. Q & A's

9. Straw poll of preferred site by those attending the meeting.

Notes from Steering Group meeting on Feb 19th 2018

1. Appointment of a consultant.

No progress yet. Meeting with Integreat 1st Mar. all welcome.

Ken to progress.

2. Basic Conditions

Nothing yet done. Need clarification on sites and consultant in place.

Ken to progress.

3. Cross border issue.

A meeting was requested (Dec.4th). No progress. Clive to progress.

4. Grant application.

No rules yet for after March 2018. Will apply when cost of consultant known , and after March.2018

Clive.

5. Options for additional sites.

The school site may become available if current attempts to find a use for it, fail. If so we must "stake our claim" again.

George contact Diocese.

6. County land,

If the school site becomes an option we will need additional land from the County.

George to enquire when school site situation clearer.

7. Meeting with HDC and NYMNPA.

To be arranged for mid March.

Amanda to fix.

8. Date of next meeting. March 19th 7.30

Actions arising from Steering Group meeting on Monday 19th Feb 2018

1. Consultant. Meeting arranged for Thursday 1st March at noon in the village hall.
All welcome, to assess capability of Integreat to help with completion
of the Neighbourhood Plan. Ken to lead.
2. Basic Conditions Statement. No progress yet. Awaiting help from consultant.
Ken.
3. Cross Boundary Issue. No progress made. No meeting arranged. David H. to be asked , -
"why no progress"? Clive
4. Grant application. We will apply for the 2018 allocation, after March, when we should
have a better idea of the cost of a Consultant. Clive.
5. Replies from HDC and NYMNPA to the question of "conformity" of our proposed
housing scheme.
George had received a reply that day from Sue Walter-Thompson of Hambleton
which he read out. Encouraging and suggesting a meeting with both HDC and
NYMNPA. George replied agreeing to a meeting, at an early date.
Copy of HDC letter to be sent to group members.
George to
progress.
6. Meeting with Broadacres in January.
The content of the meeting had been circulated to group members as a "Note for
File". A meeting with Fiona Coleman was suggested but a request to her had not
met with any dates. George will mention this to Andrew Garrens when he next
communicates with him. George.
7. Costs of Site development.
Broadacres has steered us towards the Grain Store site rather than the Far Field
on the basis that the Far Field will incur heavy costs to bring in the essential
services, and to widen the approach road. However, this cost estimate has not
been compared with the Grain Store costs of removing buildings, concrete, oil
storage bunds etc. and for installing flood defence measures. George will ask
Broadacres to provide that comparison. George.
8. Both the Grain Store and the Far Field still have question marks against them as the
location for our first phase of new housing. At the same time the re-use of the
school as a community facility is struggling to make progress so we need to
(quietly) remind the Church of our interest in the site, and of our determination to
ensure it is not sold to a developer, that would build what they wished to build and
take little or no notice of our work on a Neighbourhood Plan. The church site is
within the HDC Development Boundary but is too small to accommodate the number
of properties in our phase 1 scheme. That would require an additional 1 acre of land
behind the school and in land owned by the County.
Meetings are needed with both the Church and the County to take this forward.
Names of the right contact in both the Church and the County are needed then George
will arrange meetings.
Church Names: Karen, Hazel-for
George for County.
9. Open Meeting.
As the building site situation is still uncertain, the group felt it wise to delay the next

10. AOB.

Ruth offered to update the village property statistics which will be useful in our meeting with HDC and NYMNPA, to re-emphasize the consequence of no house building for over 40 years and the real need for the type and size of property planned for our phase 1.

11. Next Meeting.

Monday 19th March at 7.30pm.

Note. Since this meeting;

Sue W-T of HDC has been asked to arrange a meeting with NYMNPA.

Paul Fellows letter has arrived and been circulated.

A reply has gone to P Fellows expressing disappointment at the content of his letter.

Bryn Williams has been asked to identify the right County person for talks on the school land.

Andrew Garrens has been asked to provide a comparison of site development costs. Also, to activate Fiona Coleman to arrange a meeting.

Lady Bell has been sent a copy of the NYMNPA letter re. the Grain Store site.

GH 21/02/18