

NEIGHBOURHOOD PLAN STEERING GROUP

Minutes of a Meeting held on Wednesday, 26th February 2020 in the Ingleby Cross Village Hall

Attendees	George Hunter (GH) Ruth Eastham (RE) Hazel Warhurst (HW) David Cook (DC) Clive Walley (CW)
Residents	One individual present

1. Apologies for Absence were received from Sophie Cooper and Susan Stephenson (SS).
2. Minutes of the Meeting of the 17th of January 2020 meeting were duly approved. CW to sign at the next meeting.
3. No declarations of interest arose from the items under consideration.
4. HW & RE have sent a further draft of the consultation statement to Kathryn Jukes (KJ) and will follow up directly with KJ to progress the draft.
5. SS to check that KJ's former roles are correctly recorded on the Neighbourhood Planning web pages.
6. RE and HW to prepare a brief of the 06/02/20 open evening in respect of their contributions. CW to add the remaining sections and circulate for approval.
7. GH to obtain the Affordable Housing flow chart and/or brief as promised from AM following the 6th of February 2019 open evening.
8. SS to upload the agree brief from item 6 when approved.
9. SS to upload the summary of resident and statutory responses once the form has been finalized. Prior to that clarification should be sought from KJ on whether resident names should be included on the draft when uploading to the web.
10. SS to upload statutory consultees responses to the relevant page on the Neighbourhood Planning website.
11. RE had prepared a list of those residents who have agreed to allow their personal information including email addresses to be provided to HDC in respect to the further stages of the Neighbourhood Plan process.
12. CW reported that the total cash received in respect to Neighbourhood planning was £14,020 including the £3,000 from HDC. £8,629 pounds had been committed or spent which left £5,391. The estimated costs to finalize the final plan in its submission to HDC were in the order of £4,150.
13. Technical assistance application had been approved. The work will be conducted by Intelligent Plans and Examination Limited, based in Bath. The assistance will cover a review of the final plan, basic conditions and the consultant statement. It had been agreed that we would provide the HDC&NYMPA submissions along with our final versions. The consultants would like advice on when the document will be available to review.
14. Section 77 approval awaited in respect to the playing field. No further advice on its status had been received from either NYCC or Bryn Griffiths (BG).
15. Beyond Housing had provided updates on the former school site and playing field housing project. The meeting welcomed the news that Frances Barlow (FB) was now acting as the temporary project manager.
16. Beyond Housing had requested access to the Arncliffe Estates field which lies beyond the recreation ground. CW to provide FB with their contact details to ensure that permission was obtained.
17. The meeting then went on to consider the various residents' and statutory consultees' responses received in respect to the pre-submission draft plan. Since KJ was reviewing the local planning authorities' responses and was revising the pre-submission draft in respect of

planning and policy presentations, it was agreed that the meeting would concentrate on non-planning issues.

18. CW reported on the figures prepared by HW & RE that 67 (subsequent to the meeting increased to 68) resident responses were received, 24% of the possible replies. Most of the responses 48, (70%) approved of the plan without modification, 11 responses only approved with modifications. The remainder, although approving without modifications, made comments.
19. HW agreed to take responsibility of coordinating all the changes from the pre-submission draft and arriving at the Final Plan;
One resident had kindly marked his plan, noting a few "typo" mistakes.
20. After a period of Steering Group discussion, the following key points were provisionally agreed by the meeting.
 - a. A statement or appendix to be added to the plan setting out how Affordable Housing would be allocated. The aim was to provide suitable assurance to parish residents on how the allocation policy would operate and that any allocations policy would center on providing Parrish residents with Affordable Housing. GH to follow up with AM (Amanda Madden) and/or KJ.
 - b. That suitable steps, measures or policy would be sought which would set out and/or seek to maximise the opportunity of Parish residents to purchase open market houses in any new housing development, in preference to both non-resident purchasers and buy to rent purchasers. Naturally any adopted policy (if any) would have to consider the housing development's commercial viability. GH would follow up the options with KJ.
 - c. It was noted that several statutory response comments had referred to what they at least saw, as the "over-reliance" on the development of site (6) as being the only viable option open to the Parish for new housing. They further~~ed~~ questioned, what they again saw, as the lack of detail of specifics on "What-if" questions on both site (6) and lastly how future housing needs would be catered for. It was agreed to consider these comments further:
 - i. Option A – if site (6) envisaged development was unviable as presently proposed, was the Plan adequately addressing that point¹.
 - ii. Option B – if the school site itself was viable for housing development
 1. Position taken on the outline planning application for 4 houses and the future of the playing field¹;
 - iii. *Footnotes below to assist in Steering group members looking at what the Plan states at the moment. The footnotes are not intended to be everything that the plan states on these subjects but rather to remind members of what we have said;*
 - iv. Option C – as the major Landowner in the Parish, was there any new thinking on the Arncliffe Estate's part as regards putting land forward for housing development. It was agreed that contact would be made by representatives of the Steering Group to meet with the Arncliffe Estate
 1. *Please note that NO ALLOCATIONS in respect of land allocated for new housing development can be made in the plan without SEA/HRA assessments.*
21. CW noted that the document under consideration was in draft and he had noticed that some corrections and clarifications were required. He undertook to make those changes and

¹ Page 24 The Parish Council is only concerned to secure sufficient new affordable homes to deliver the identified local needs requirement. Any open market houses, above the number supported by the particular Parish Housing Needs Survey will need to be justified in accordance with strategic planning policies on the basis they are required to enable the viable delivery of the number of affordable units identified to meet local housing need.

to draft a response to all the comments, circulate the same to members. It was hoped by this means that the response review could be progressed quicker.

- 22. Date of Next Meeting 7:30pm on Tuesday, 3rd March, Ingleby Cross Village Hall
- 23. The meeting closed at 8:45pm.

Page 24 As such, this Neighbourhood Plan provides a more detailed policy framework for the consideration of planning applications for residential development within the Parish boundary. The purpose being to deliver the right type of housing to meet local housing needs and to help create a mixed and balanced community in accordance with the National Planning Policy Framework.

Signed: 

Date: 15/6/20