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Authority: Hambleton District Council

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Type of response: Support with comments

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All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



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Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to provide a written comment about the Ingleby Arncliffe Neighbourhood Development Plan ('NDP') submitted to Hambleton District Council to be assessed against the policies of the emerging Hambleton Local Plan, which has recently been submitted to the secretary of State and been through examination in public.

In general, CPRENY supports the development of NDPs and the vital role that they play within the adopted planning policy process, giving weight to the topics which matter most to the communities within the parish.

The Ingleby Arncliffe NDP has been prepared by the Neighbourhood Plan Steering Group on behalf of the Ingleby Arncliffe Parish Council. The Designated Neighbourhood Area includes the linked villages of Ingleby Cross and Ingleby Arncliffe within the parish of Ingleby Arncliffe. The villages lie to the northeast of Northallerton and between the A19 to the west and the North York Moors National Park to the east, in the north east of the district of Hambleton. Part of the parish also falls within the North York Moors National Park Authority's jurisdiction.

The plan period for the NDP is 2018-2036 and it deals specifically with housing across the parish during that time. The emerging Local Plan does not set a housing requirement for the Parish; indeed, the draft settlement hierarchy does not allocate any land for residential development within secondary villages or identify defined development limits on the policies map. Instead, the emerging Local Plan supports minor development adjacent to the built form where several criteria can be satisfied. Policy S4 provides opportunities for local development requirements to be addressed within Neighbourhood Plans. As such and following evidence collated via two Housing Needs Surveys and parish questionnaires, the Steering Group has opted to allocate a single site for residential development on the site of the former primary school and playing field for a minimum of 18 dwellings to meet local housing need. The NDP also indicates that development of the site should comply with an up-to-date housing needs assessment in terms of the provision of affordable housing. The emerging Hambleton Local Plan at Policy HG3 sets out how 30% Affordable housing will be sought, either on-site or by way of a financial contribution. The NDP has sought to go further in case the district-wide policy does not deliver the required housing that the parish needs. CPRENY fully endorse this approach.

CPRENY are disappointed that the NDP has not promoted opportunities to improve biodiversity across the parish. National Planning Policy is clear that proposals should demonstrate a measurable net gain in biodiversity (paragraph 175d) and the forthcoming Environment Bill is expected to set out a requirement for all proposals to achieve a net gain of 10% in biodiversity, which is already being rolled out as good practise across the country. It is considered that the Steering Group has missed a great opportunity to include a development brief for the site allocation within the NDP that could have pre-empted this requirement and ensured conformity with the NPPF as well as future policies highlighting the implicit role the environment must play in the fight against the detrimental impacts of climate change in line with paragraph 149 of the NPPF.

It is considered that had the Steering Group produced a development brief for the allocated site, a provision encouraging the generation of on-site energy production and zero-carbon dwellings could have been incorporated. The requirement for each dwelling to have off-street parking to alleviate existing concerns alongside the need for suitable electric car charging points for each dwelling as standard would future proof the proposal.

Furthermore, the inclusion of appropriate Sustainable Drainage Systems and native species planting within landscaping schemes for the site development including the retention of existing hedgerows could have been promoted. CPRE campaign for the retention of greenspaces both nationally and locally, recognising their intrinsic roles providing both amenity value for residents and visitors to the countryside alongside facilitating

wildlife habitats.

Policy P4 Design Principles deal with some of these matters, however, it is our opinion that they do not go far enough. The policy will provide for all development within the parish including any potential windfall opportunities. If the Steering Group do not consider a development brief necessary for the NDP then it is considered that the policy criteria could be widened to incorporate some of these matters.

In summary, CPRENY, welcomes the opportunity to comment on the Ingleby and Arncliffe NDP and fully supports the intention of the Parish Council and Steering Group in providing local needs housing to serve their parish with an up-to-date assessment of affordable housing and appropriate mix. CPRENY do feel, however, that the NDP could have considered the protection and promotion of the environment within their policies and sought to deliver ways to increase biodiversity across the parish but certainly for the allocated site. This would in turn aid the mitigation of climate change within the parish.