



15 July 2021

Responses to the Examiners Questions (160621) on behalf of the Neighbourhood Plan Steering Group and Ingleby Arncliffe Parish Council

References are to the Examiner's questions.

1. Agreed
2. This is the key change which we feel should not be accepted. One of the objectives which we have tried to embody in the Neighbourhood Plan, is the role of the community as represented by their Parish Council in relationship to housing development. In simple terms as far as practical and within planning regulations, the community wants to decide the "when", "where" and the "what" is built.

The sites covered by P3 are the only available locations for any new housing development in the Parish for the foreseeable future. Therefore, this policy and its inclusion of the Parish Council's role is of critical importance to the community.

Our consultant takes the same position and puts forward her case as follows. Each of the bullet points include both a policy requirement (i.e. any development is expected to provide for a mix of dwelling types consistent with the most up to date local needs survey) and then the procedural requirement which is the means by which the local needs survey is to be determined (i.e. what constitutes an up to date local needs survey is to be agreed with the Parish Council). We feel it important for the survey to be agreed by the Parish Council and are concerned that if this requirement is relegated to the justification then it can no longer be enforced as a requirement. We would therefore prefer for the policy to remain unchanged.

3. Agreed but only to the extent of the Beyond Planning application and no more.
4. Agreed but subject to the retention of the first sentence. It confirms our positive attitude to the development of the sites. Para 29 would then read as follows; all other points accepted.
  - a. Policy P3 is therefore intended to set out the circumstances in which the parish council would support development of the former primary school site and its associated land. It is understood that the site has capacity for more dwellings than is required to deliver the identified local housing need based on the most up to date (2016) housing needs survey. Any scheme that comes forward to match the parish's housing need will have to include a mix of open market and Affordable houses. The indicative layout, included as part of Appendix A shows such a scheme as prepared by Beyond Housing. The parish council is concerned to secure sufficient new Affordable homes to deliver the identified local needs requirement arising from its most up to date (2016) housing needs survey. Any open market houses, above the number supported by that same 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. The mix of house types and tenures should be agreed in consultation with the Parish Council.



5. No evidence from maps or memories of residents supports the “village green”. The oldest map we can found 1898, shows the Main Street with gardens to their front. When the school was built, the three farm workers cottages were removed. There is an orchard on the main street but that lies behind another property. Considering the question further, we suggest adding to P3.
  - a. In keeping with the site’s history, any development must be set back from the Main Street and retain the trees protected by TPOs.
6. We agree and would like to see the wording amended in P4 and the amended wording included in P3 as follows.
  - a. Development should seek to enhance the parish’s local ecology, biodiversity, wildlife, and landscaping.

Clive Walley

On behalf of the Neighbourhood Plan’s Steering Group and Ingleby Arncliffe Parish council