



Neighbourhood Plan Steering Group Site Selection Meeting

7pm, 25th October 2017, Village Hall, Hutton Rudby

Note: This meeting is not part of the regular sequence of monthly Steering Group Meetings, and has a single purpose i.e. site selection.

1. Attendance & Apologies

Attending: Allan Mortimer (Chair), Rosie Danjoux, Adrian Davey, Mike Fenwick, Liam Percy, Karen Picking, Tom Pickering, Richard Readman, Derek Simpson,

Katie Atkinson (KVA Planning).

Approx. 80 members of the public including a number of site promoters and people with ownership interests in some of the sites.

Apologies: Bridget Fortune had sent apologies advising that participation in decisions on site selection would be seen as prejudgement, and would prevent her from fulfilling her role on HDC Planning Committee.

2. Meeting Introduction

The meeting was opened by Allan Mortimer who introduced members of the Steering Group, set out the Agenda and defined the meeting purpose as:

“To decide which of the candidate sites are the most suitable for development, and how to distribute 70 homes across them.”

The meeting was advised that all eligible sites were in sustainable locations, that ***“most suitable means the sites which perform best against the selection criteria”***, and that the preferred sites selected at this meeting would then have to be ***“tested for viability and deliverability”*** which may change the final choice.

See slides 1-3 of presentation attached as Appendix 1.

This was followed by a short presentation from Katie Atkinson of KVA Planning (advisor to the Steering Group) setting out the key elements of a site selection process (see Slides 4-7 of Appendix 1).

Eligibility criteria had been formally adopted at the Steering Group meeting of 2nd October, but the decision on eliminating sites had not yet been taken. This would be dealt with as the first stage of the site selection decision process. It was noted that these had mainly arisen as suggestions from the community through the 2016 Neighbourhood Plan Questionnaire.

Maps marked up with the ineligible and eligible sites respectively were displayed, and the format of the public session explained (see slides 8-10 of Appendix 1). Each site/group of sites would be given a time allocation, and anyone could speak either in favour or against sites. The meeting was reminded that the Steering Group would not respond directly to points made, but that notes would be taken and the points would be considered during the Steering Group 'closed' session later in the meeting.

3. Public Session

Each site/group of sites was introduced by displaying a map highlighting the site to be discussed. Notes were taken by Katie Atkinson (Appendix 2).

The sites were called in the following order, progressing in clockwise rotation around the village:

- S/073/005, 006, 012: Sites between Langbaugh Rd and Paddocks End
- S/073/001: Site South of Garbutts Lane
- S/073/023: Embleton Farm East (North of Levendale)
- S/125/002: Blue Barn Lane
- S/125/006: Rudby Farm
- S/125/005: Middleton Rd
- S/125/003 : Stokesley Rd
- NP11, NP12: Meadowhill Farm
- S/134/001: Rudby Lea
- S/073/003, 011: Enterpen
- S/073/009, 010: Belbrough Lane

None of the site promoters present chose to speak.

4. Steering Group 'Closed' Session

After a short break, the meeting reconvened with the Steering Group in 'closed session' with the public in attendance.

Katie Atkinson participated in the closed session as an advisor, but did not have any decision making role.

Katie Atkinson was asked to give her professional opinion on whether sufficient evidence had been gathered and analysed to enable a sound decision on preferred sites. She advised that her opinion was that it was appropriate to proceed.

4.1 Ineligible Sites

Richard Readman declared an interest in one of the sites on the proposed list of ineligible sites and moved to the public side of the room.

The schedule of ineligible sites showing the reasons why they did not meet the criteria which had been previously circulated was presented for discussion.

Acceptance of the ineligible sites schedule as presented (Appendix 3) was proposed by Liam Percy and seconded by Mike Fenwick and was unanimously approved.

Richard Readman re-joined the Steering Group.

4.2 Eligible Sites

4.2.1 Late Submissions Of Comments / Information

The site assessments which would be considered during the meeting had been updated based on comments and submissions received up to 19th October. The following information was received at or shortly before the meeting and was also given consideration.

1. An email from the promoter of Embleton Farm East raising points on the scoring of the site against a number of the criteria which was received one hour before the meeting. Supporting photographs and a map were provided at the meeting.

A preliminary view reached was that most of the points raised would probably not impact on the assessment. However, the points on criteria 2 (adjoining the village envelope) would require further investigation after the meeting, and if the developer's view was accepted would result in an improvement in the assessment.

It was agreed to proceed on the basis that there was some uncertainty over the final scoring of this site on some criteria.

2. A letter from a Levendale resident objecting to the Embleton Farm proposal which had been handed to a Steering Group member shortly before the meeting.

It was agreed that no new issues impacting on the assessment were raised in the letter so no further consideration of it was required.

3. A resident's estimate of traffic impacts from Embleton Farm submitted at the meeting.

This would be given consideration during the discussion on the particular site.

4. Submission by a resident of an HDC document from the last Local Plan cycle indicating NYCC Highways opinion at that time was that access to the area (roughly equivalent to S/073/012) should be from Garbutts Lane and not from Langbaugh Rd.

This would be given consideration during the discussion on the particular site.

4.2.2 Decision Process

While it had been agreed that there would be no formal weighting between the criteria, a basic scoring scheme using equal weighting for all criteria (2 points for RED, 1 for AMBER, and 0 for GREEN), and counts of the numbers of RED, AMBER and GREEN for each site were used as aids to decision making. This mechanistic approach was given most emphasis in the early stages.

As the number of sites in consideration reduced, the focus increasingly moved to relative performance on the criteria which differentiated between the remaining sites, and the relative importance of these criteria.

The following decision process was agreed:

The first phase would aim to do a 'quick sort' splitting the 16 eligible sites into three roughly equal sized groups:

- The top sites i.e. those performing best against the criteria.
- The bottom sites i.e. those performing worst against the criteria.
- The middle ranking sites (i.e. all sites not in the other two groups)

The second phase would review the middle ranking sites in more detail potentially moving some up to the top group to form a larger set from which preferred site options would be formed.

The third phase would look in detail at the (enlarged) top sites group and develop options for distributing the 70 homes target amongst them

4.2.3 Initial 'Quick Sort'

During this stage the sites were considered on a stand-alone basis on their performance against the site assessment criteria. The main pieces of evidence considered were the weighted scores (low score is good), and the number of criteria assessed as RED for each site.

The bottom group from the initial sort were agreed by consensus as:

- *S/125/005 Weighted score = 17, REDs = 6*

Site performs poorly on many of the criteria. The parts unaffected by the pipeline buffer zones do not relate well to the existing built form.

- **S/073/023 Weighted score = 17, REDs = 5**

The site promoter's late submission on criteria 2 (adjoining the village envelope) was noted. Even if the promoter's view was accepted on this criteria, the site performs poorly against several other criteria and would still perform poorly overall.

One of the public speakers had pointed out if there was a pipeline incident the highways access routed through the inner buffer zone could be unusable. This had not been considered during the preparation of the site assessment.

- **S/125/006 Weighted score = 16, REDs = 4**

It was noted that the developer's claim to have a technically compliant access had not been independently verified. If it is compliant, it barely meets the definition for AMBER.

- **S/073/011 Weighted score = 16, REDs = 3**

The site is very large, and different parts of the site bring in different adverse issues resulting in a poor overall score. The smaller sub-division S/073/003 performs much better and connects well with the existing built form so the rest of S/073/011 does not require further consideration.

The top group from the initial sort were agreed by consensus as:

- S/073/005 Weighted score = 9, REDs = 1
- S/073/006 Weighted score = 10, REDs = 1
- S/073/012 Weighted score = 8, REDs = 1
- S/134/001 Weighted score = 10, REDs = 2

These were not discussed in detail at this stage as they would receive further consideration.

It was agreed by consensus that the other eight sites would, therefore, form the middle group.

- S/073/001 Weighted score = 12, REDs = 3
- S/073/003 Weighted score = 11, REDs = 2
- S/073/009 Weighted score = 12, REDs = 4
- S/073/010 Weighted score = 11, REDs = 4
- S/125/002 Weighted score = 14, REDs = 3
- S/125/003 Weighted score = 11, REDs = 3
- NP11 Weighted score = 13, REDs = 3
- NP12 Weighted score = 13, REDs = 3

4.2.4 'Promotions' From Middle Group

- **S/073/001 Weighted score = 12, REDs = 3**

The site performs well in respect of proximity to services, and no significant risks to viability have been identified. Flooding (in common with all other eligible sites) affects

only small parts of the site, and as it is a surface water rather than a river flooding issue could be mitigated with a suitable management scheme.

It was agreed to move S/073/001 into the top group.

- **S/073/003** **Weighted score = 11, REDs = 2**

Arguably the strongest performer of the middle group. The most significant adverse issue is heritage impacts. If the site were to be selected, retention of the view over the flagpole field would also be a key issue to be addressed in the site design brief.

It was agreed to move S/073/003 into the top group.

- **S/073/009** **Weighted score = 12, REDs = 4**

This site and S/073/010 of which it is a subdivision were described as the most binary of all the sites with very few criteria assessed as AMBER. The potential benefit of securing a footpath to Drumrauck Hall could only be realised by utilising parts of S/073/010, so S/073/009 is not the optimal subdivision.

It was agreed that S/073/009 should be left in the middle group.

- **S/073/010** **Weighted score = 11, REDs = 4**

The main focus of the discussion at this stage was on potential benefits rather than adverse impact of development of this site.

Securing a footpath to Drumrauck Hall was discussed first. It was agreed that it would be a safety benefit but only for a relatively small number of people, and given the distance to services might still only be lightly used. However, not only has it appeared within the consultation history of the Neighbourhood Plan, it has also been raised with the Parish Council in the past.

The potential benefits of displacement of anti-social behaviour (ASB) from the recreation area was discussed. Concerns about this has not been raised in the Neighbourhood Plan consultation work, but ASB here and elsewhere in the village has recently had a high profile at the Parish Council. One of the public speakers had challenged whether the recreation area had a significant ASB problem.

It was agreed to move S/073/010 into the top group.

- **S/125/002** **Weighted score = 14, REDs = 3**

The site performs poorly on distance to services, and this is not offset by an otherwise strong performance. Access would have to be from the single track Blue Barn Lane, and the access road would have to traverse the pipeline buffer zones to reach the unaffected parts of the site.

It was agreed to leave S/125/002 in the middle group.

- **S/125/003** **Weighted score = 11, REDs = 3**

The discussion on this site took note of the recent planning application (17/01351/OUT) for 5 self-builds plots. The application was recommended by the case officer, but refused by planning committee. It is understood that the applicant intends to submit an appeal. Should the appeal be successful, the residual part of the site would perform better against the criteria than the full site.

Overall the site performs similarly to S/134/001 which is the only site North of the river that was included within the top group during the 'quick sort' stage.

It was agreed to move S/125/003 into the top group.

- **NP11** **Weighted score = 13, REDs = 3**

The site does not directly connect with the existing built form, and realistically could only be brought forward in combination with S/134/001. It was not thought that an option for a large combined site in this part of the village was needed.

It was agreed to leave NP11 in the middle group.

- **NP12** **Weighted score = 13, REDs = 3**

The site does not directly connect with the existing built form, and realistically could only be brought forward in combination with S/134/001 and NP11, wrapping round Meadow Hill Farm. It was not thought that an option for a large combined site in this part of the village was needed.

It was agreed to leave NP12 in the middle group.

4.2.5 Review of Expanded Top Group / Development of Options

After a short break the Steering Group reconvened to discuss the remaining sites. During this phase of discussion consideration was given to the relative importance of the criteria. Reference was made to community opinion expressed through questionnaire results on the relative importance of issues addressed by the criteria, and also on preferences for spatial and temporal distribution.

It was noted that although most of the sites were affected by surface water flooding to some extent, this could be mitigated by management schemes, and all sites were in flood zone 1.

It was also noted that none of the sites had extensive areas of surface water flooding, so although consideration of flooding is mandatory, Criteria 14 was not considered to be an important differentiator amongst the remaining sites.

Some members of the Steering Group were also of the opinion that in Criteria 3 the big differentiation was between brownfield land and all forms of agricultural land, and there was a lesser differentiation between arable and grazing.

The sites remaining in consideration are listed below with adjusted scores indicating the impact of excluding Criteria 3 and 14 entirely given in brackets (this adjustment is shown for information only and was not discussed explicitly in this form during the meeting).

- S/073/001 Weighted score = 12, REDs = 3 [8 / 1]
- S/073/003 Weighted score = 11, REDs = 2 [8 / 1]
- S/073/005 Weighted score = 9, REDs = 1 [7 / 1]
- S/073/006 Weighted score = 10, REDs = 1 [7 / 0]
- S/073/010 Weighted score = 11, REDs = 4 [8 / 3]
- S/073/012 Weighted score = 8, REDs = 1 [5 / 0]
- S/125/003 Weighted score = 11, REDs = 3 [7 / 1]
- S/134/001 Weighted score = 10, REDs = 2 [8 / 1]

It was agreed that there were too many sites within the group to go directly to consideration of options for allocating the 70 homes. So consideration was given to factors other than individual site assessments.

It was noted that Q15 of the questionnaire indicated a preference for distribution around the Parish (71%) and opposition to concentration in one area (61%), and it was agreed that this should be given some weight in the choice of preferred sites.

It was noted that Q21 of the questionnaire indicated that 72% expressed a preference for development to be spread over the plan period. There was some discussion on whether phasing on one site would give more control than from entirely independent sites.

In order to consider spatial distribution, the sites were split into four sub-groups:

1. Garbutts Lane / Langbaugh Group (S/073/001, 005, 006, 012)

It was agreed that S/073/001 although a good site was the poorest performing site within the sub group and would be returned to the middle group of sites. The remaining sites in this group are under common ownership and offer opportunities to provide improved pedestrian/cycling between the Garbutts Lane area and Langbaugh / Belbrough area.

The remaining 3 sites are under common ownership and are well located for access to services especially if a footpath connection improves connectivity to the village school.

A major concern for development of this area is that it should avoid exacerbating school run congestion in Langbaugh. This was discussed extensively, and it was agreed it should be given considerable weight during consideration of potential site layouts.

This group of sites are the best overall performers against the site criteria. It was suggested that they could collectively provide two phases of development of up to 25 homes each. Various subdivisions are possible, and several options have been proposed by the site promoter.

2. Rudby (S/125/003 & S/134/001)

It was agreed that the overall performance of these sites were similar. Selecting one of these sites would contribute towards meeting the community preference for distributing development across the Parish.

Although these are at some distance from services, the planning officer's report on 17/01351/OUT confirms that they are sustainable locations. It was noted that Q16 of the questionnaire shows that while the community view is that being "close to services" was important for 62% of respondents, other criteria such as "Landscape/Vistas impact" (84%) and "good access to road network" (82%) were seen as more important.

It was noted that drainage improvements in the area may have alleviated or even eliminated the flood risk on S/125/003, and that meeting the community preference (ref workshop of 7/5/17) to retain open views from public footpaths could place layout constraints on S/134/001. It was also noted that a successful appeal on 17/01351/OUT would result in development on that site whether or not it was selected as a preferred site in the Neighbourhood Plan.

The prominence of S/125/003 on the approach from Stokesley was discussed. It was noted that although the site is prominent, this is within a short distance view. The site isn't visible until approximately the junction with Holme Lane.

There was some discussion on what scale of development would be appropriate in these locations. A proportionate split of the 70 homes based on population North and South of the river would suggest up to 20 homes. It was agreed to select one of these sites with a provisional allocation of around 15 homes.

Mike Fenwick (who lives close to these sites) opted not to participate in the decision on which would be chosen.

It was agreed that although on balance the two sites were very close, that preference should be given to S/073/003 since a successful appeal would lead to development on it in any case, and S/134/001 was returned to the middle group.

3. Enterpen (S/073/003)

The site performs well overall and is particularly well located for access to services. Parts of the site could be considered to contribute towards the community preference (59%) for central/infill sites. Potential impacts on heritage, biodiversity and views are the main concerns.

The Western part of the site includes some brownfield land which is positive, but the site lies partially within the Conservation area. Potential heritage impacts include an adjacent listed building and parkland at (Grade II) Linden Grange. The east of the site is close to a SINC.

It was agreed that partial development of the Western end of the site would be most favoured as development would be concealed behind existing buildings, would utilise the brownfield portion, and provide separation from the SINC. HDC's indicative yield of 40 to 60 for the full site would need to be scaled back to around 15 to 20 due to the proposed reduction in area.

4. Belbrough (S/073/010)

There was further discussion of the potential benefits of a footpath to Drumrauck and displacement of low level ASB from the recreation area.

Consideration of the adverse impact of development focused on the loss of visual amenity from the open vista across undeveloped land, and parkland to the North York Moors National Park (NYMNP). The presence of a bench provided on the corner of the site because of the beauty of the view was noted. There could also be adverse impacts on the setting of prominent NDHA's such as Drumrauck hall.

It was suggested that the Steering Group should give weight to their duty of stewardship to future generations and protect the things that make the village a special place. The view over the site was considered to be one of the things that make the village special.

It was agreed that S/073/010 should be returned to the middle group.

4.2.6 Preferred Sites & Provisional Allocations

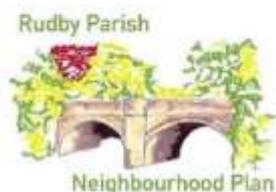
The form of the preferred sites proposal and the conditions to include within it were discussed. The motion as set out below, which was proposed by Liam Percy and seconded by Derek Simpson was unanimously approved.

- *S/073/003*
Provisionally allocated for 15-20 homes.
Key issues for site design brief – heritage impacts and retention of views
- *S/073/005, S/073/006, S/073/012*
Provisionally allocated for 35-40 homes in two phases.
Key issues for site design brief – delivery of footpath, site layout, traffic impacts.
- *S/125/003*
Provisionally allocated for 15 homes
Key issues for site design brief – no specific issues identified.

Prior to closing the meeting, Allan Mortimer advised that the focus of the Neighbourhood Plan now moves to testing the preferred sites for viability and deliverability, and finding a workable solution within the preferred sites. The provisional allocations may need to be varied.

The meeting was closed at 12 midnight.

Appendix 1: Introductory Presentation: Slide 1



Site Selection Meeting
25th October 2017

Appendix 1: Introductory Presentation: Slide 2



Agenda

7:00 - 7:15	Introduction
7:15 - 8:30	Public Session
8:30 - 8:35	Break
8:35 - 11:00	Steering Group Discussion
11:00	Announcement of Decision

Appendix 1: Introductory Presentation: Slide 3



Meeting Objective

To decide which of the candidate sites are most the most suitable for development, and how to distribute 70 homes across them.

All eligible sites are in sustainable locations, but – some are more suitable than others.

Most suitable means the sites which perform best against the selection criteria you have chosen through consultation.

The preferred sites selected need to be fully tested for viability and deliverability – this may change the final choice.

Appendix 1: Introductory Presentation: Slide 4

Site Selection Process

- HDC Target – 70 new homes need to be delivered over the next 18 years
- 26 potential site options put forward to the NP SG
- 20-30 times the amount of land actually required to deliver 70 dwellings



Appendix 1: Introductory Presentation: Slide 5

Site Selection Process

National Planning Practice Guidance states that sites should be:

1. **Suitable** – is the site suitable for the type of development proposed? *i.e. if there is no insurmountable physical or environmental factor that would restrict development;*
2. **Available** – is the site available for development? *i.e. if there is evidence that a landowner is willing to sell/develop the site at some point in the future plan period;*
3. **Achievable** (viable) – is the site economically viable? *i.e. if there is evidence that it is economically viable and a reasonable prospect that the development will be brought forward at a point in time.*

All sites **must** be assessed against these three criteria – focussed on 'suitability' this evening



Appendix 1: Introductory Presentation: Slide 6

Site Selection Process

- Each site must be individually assessed against the criteria;
- SG must use as much information as possible to evidence the conclusion;
- SG can use own local criteria providing it does not discriminate against one or more particular sites; and
- Same criteria and scoring method should be used for each site.

Ensures consistency, transparency and fairness to each candidate site



Appendix 1: Introductory Presentation: Slide 7

Site Selection Process

- All residents / employers / land owners / persons with an interest in the community should be involved in the NP making process;
- Good practice to work alongside potential developers at an early stage to ensure all issues / priorities discussed = best NP for the Parish;
- All relevant evidence will be considered in discussion – criteria formed out of results of community consultation events and agreed by the community;
- All sites to be assessed against criteria – not a popularity contest!

Required to satisfy HDC and an Independent Examiner that process & decisions are sound ...

...Ultimately you decide in the referendum



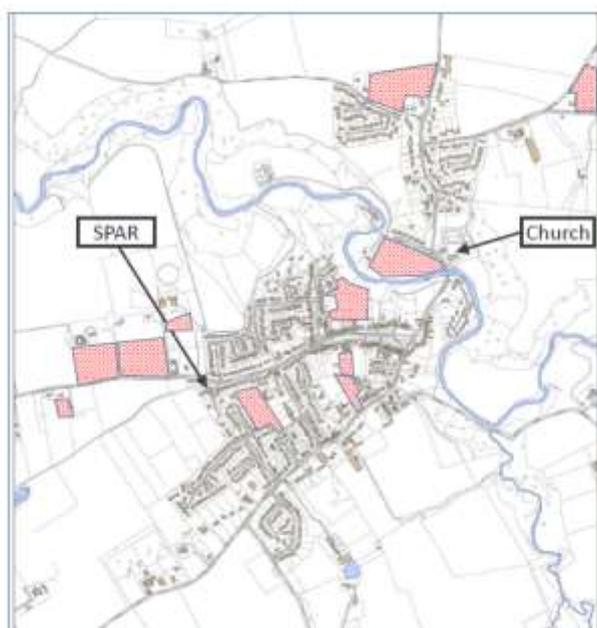
Appendix 1: Introductory Presentation: Slide 8

Ineligible Sites

- Size < 0.5 Hectares, or
- Not available for development, or
- Not available for 11+ Homes, or
- Not available for on-site affordable housing

Sites Sourced From

- HDC Local Plan Call for Sites
- Suggestions in NP Questionnaire
- Landowner / promoter submission



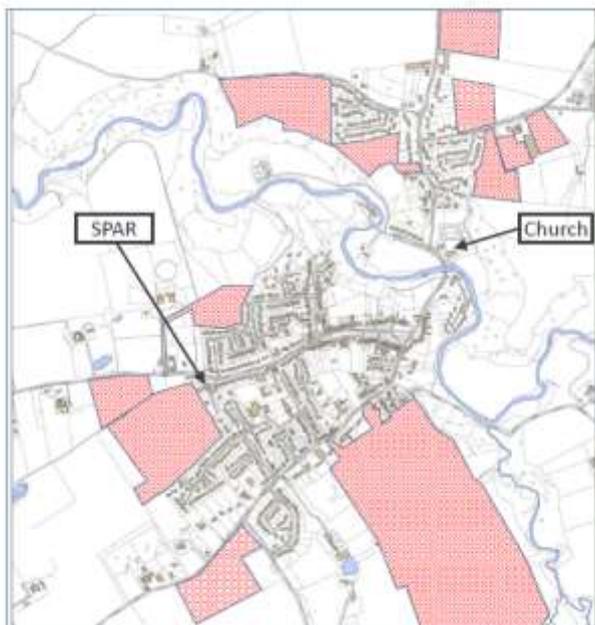
Appendix 1: Introductory Presentation: Slide 9

Eligible Sites

- Size > 0.5 Hectares
- Available for development
- Available for 11+ Homes
- Available for on-site affordable housing

Sites Sourced From

- HDC Local Plan Call for Sites
- Suggestions in NP Questionnaire
- Landowner / promoter submission



Appendix 1: Introductory Presentation: Slide 10



Format Of Public Session

- Each site / group of sites gets a time slot.
- Anyone can speak - first come / first served at microphone.
- You can speak for or against a site, but only for the current site.
- Steering Group will listen & take notes, but not respond.
- When the time is up we move on to the next site.

TIME UP



Appendix 2: Notes on Public Session (Notes taken by Katie Atkinson)

Allan Mortimer introduced each site setting out which site and what part of the site is in discussion. Names of speakers were recorded, but are not published.

1. S/073/005 – 006 & 012

Resident 1: One site immediately off Langbaugh Road fails 2 of the Government's tests, therefore, it's unsuitable. If there is an insurmountable physical barrier it is unsustainable. NYCC stated any development on that site must come from Garbutts Lane – therefore it can't be from Langbaugh Road. Would need to build a road across whole field. The small site therefore should not put forward.

Resident 2: Langbaugh Road was 30 houses originally – now 85 dwellings. If any site is developed it should be directly onto Garbutts Lane, however, there is no footpath access on south side of Garbutts Lane – people need to cross road twice to get to school which is not considered ideal.

Resident 3: Development would seem natural to go along Garbutts Lane as a continuation from Paddocks End. Always thought it would be a good idea to provide a solution like at Stokesley – have a roundabout access that slows traffic down. Definitely take on board what *Resident 1* said - do not build on the slither of land at back of Langbaugh Road. Need a pedestrian access from Langbaugh Road to connect to SPA to ease traffic issues along Doctors Lane. Think site is worthy of consideration but think Langbaugh Road is worthy of protection.

Q from audience – looking at size of site would one access be allowed thinking about emergency vehicles?

SG not answering questions tonight.

2. S/073/001 (Garbutts Lane)

No comments.

3. S/073/023 (Embleton Farm East)

Resident 4: Question about suitability of site. Problem with proposed plan and scale of plan. Also, where pipeline runs – believes it to be inaccurate, think houses are not in right place. Are buffer zones in the correct place? Pipelines cause a problem as vehicular access will cross the pipeline – if this is damaged and needs fixing/digging etc. and people need to leave the site (due to a hazard) they wouldn't necessarily be able to get out of the site - could cause problems.

A second potential access – made available by taking house out on Levendale – this junction is a safety concern and been ranked as a 'red' by SG. Plans evolve and often change once they have been passed – believe Levendale would become a rat-run. The field rises across the site – therefore housing on Levendale would be overlooked as they would be situated higher than original houses on the road.

Resident 5: Pipeline is critical national infrastructure – why sterilise an area which might be needed – need to secure national wealth.

Resident 6: I live on Levendale. Reason for living there was the vista behind the house – sole reason we bought it. This site compared to other sites is the worst one due to the proximity to other houses and size of existing gardens (7m long) fronting on to the Gill – new housing would back straight on to these gardens. An existing house at Hundale would be overlooked by 4 new dwellings. Developers also say planting new native woodland would involve new landscaping – this would not enhance existing neighbourhood – only benefit future occupiers.

4. **S/125/002**

Resident 7: Same point as previous – location of pipeline. Also, difficult access onto Bluebarn Lane – substantial traffic onto Middleton Rd – site too large.

Allan Mortimer clarified: If larger sites are chosen, SG would determine which part of site would be developed, and whole site allocation would not occur for all proposed 'larger' sites.

5. **S/125/006 (Rudby Farm) – relocation of access / demolition of Rudby Farmhouse**

Resident 8: I have 3 main points to make. 1 – We have established a clear vision for delivering the NP – we want Parish to retain unique identity. Rudby different to HR. Low contributor to housing traditionally – keep it that way. 2 – housing needs – as looking at selection criteria we need to remind ourselves what the housing need actually is – i.e. downsizing and affordable homes – choosing this site would mean a 2.5mile round trip to SPA and PO and school. Bear this in mind when determining allocations. 3 – Developer activity recently in response to NP – the SG made a last minute change to scoring of a site based on 'developer claim' – feels counter-intuitive. Believe you should leave scoring as is until developer can demonstrate they can deliver the alternative access.

6. **S/125/005 (Middleton Rd)**

Resident 9: Apart from same pipeline issue – represents a tremendous difference to approach from Middleton – would alter approach to village significantly and the amount of traffic on Middleton Lane. Take point re size of site being developed. Access to services would be further than from farm.

Resident 10: Site shows difference between suitability and why it impacts on existing residents. No-one overlooks this site, it's not changing anyone's views.

7. **S/125/003 (Stokesley Rd)**

Resident 11: Approach to village would be significantly altered. Traffic access on to Stokesley Rd would be a hazard given speed restriction.

Resident 12: Reiterate Resident 8's point – address housing need and distance from services in village. Has been a number of serious accidents along the road from the chicken farm. Take this into consideration.

Resident 12: I walk my dog around village, think HDC view technically accepts developing this site is feasible. Residents didn't think it was – Cllrs didn't like the housing mix at a planning meeting. Disagree with Resident 8 re separation of community by river, think it is one community. Believe it is a workable site if get right mix. Need to get access right – mini roundabout and road opposite Rudby Lane to ensure traffic slows down. Raised its importance due to what members have said. Believe this is a potential site.

8. **NP11/NP12 – (near egg farm) – came up through NP process. Owner interested.**

Resident 13: I'm concerned about this site - Rudby Lea has suffered from flooding due to run-off from Rudby Rd. Developing agricultural land will exaggerate problem. Flooding problem on Stokesley Rd – new drain been put in and no incident in 10 years, however, only need a major weather event to show that when under stress there may be more flooding and pooling on Rudby Rd. If develop here, then the clay won't absorb the rain anymore as it will all be hard standing. It's also just round the bend and outside speed limit so traffic also an issue.

Resident 14: Development would be away from all services. If addressing housing need thinking about elderly and young who need services.

Resident 15: Land either side of chicken farm – will development here be subject to flies? Also road traffic is an issue.

9. **S/134/001 – to rear of Rudby Lea**

Resident 16: Same point on this site. Concern re flooding and whether it would actually be able to be sorted. Agricultural land at the moment absorbs land as much as pos. Development would cause run-off

Resident 17: Same point re housing need and traffic congestion on Rudby Bank. Pill box and ecological value of site should be considered.

Resident 18: Concern re traffic impact via access and road accidents.

10. **S/073/003 & S/073/011**

Resident 19: Dealing with the whole site as one - can't believe this site is being considered for such a big development – against all planning policy for village. May be a small part next to Enterpen – on Sexhow Lane – the topography is hilly. The surrounding road is used by many agricultural vehicles – certain times it is very busy – also used by lorries. I've always said to highways that no access on this road would be acceptable. Also believe that if you developed by Enterpen there would be the possibility of having access via Belbrough Lane, as there are multi-accesses on to Enterpen site. Nature of landscape says whole site is an issue (hilly)

11. **S/073/009, S/073/010**

Resident 20: Cast mind back to RPC meeting in December 2015 when initial proposal was raised for development of this site – Jonathon Cooper (RPC Chair at that time) stated that development would not be sympathetic to its surroundings as it is highly visible site. Also

said village would be changed permanently and would not be popular proposal. 300 members of village said area was important for landscape and nature. Village was angry and frustrated. Mr Jones tried to exploit loopholes in planning policy to get proposal through. Same proposal has come forward now. SG have worked hard to produce NP. Mr Jones is now chair of PC. His interest is biased – and wants to trash best view of village. Remember why process started. – Guard the unique character of our village and protect that unique corner. Only reason to choose this site would be due to undue influence.

Resident 21: Accept what Resident 20 said. Believe that the proposal to develop this site has been a long-term strategy. Armstrong Richardson gifted play area, lobbied HDC – a continuation of this tactic was the presentation by M Barlow at the developer event. E.g. housing around play area to protect it from anti-social behaviour. Play area not relevant to Anti-social behaviour as any Anti-social behaviour has been no-where near the playground. Also, the suggestion made about gifting more car parking space around play area is unreasonable as the car park is never full.

Resident 22: Newcomer to this part of the village- village is special. Support whatever decision made by the SG as it has been a fair process. Don't think this site should be developed. Love that you can see NYMNPA. Great view – you can see NPA in its glory. Trees and views are incredibly important. Not a coincidence that high profile walks run across that high point on the moors – thing of beauty. Someone put a bench there as it's a significant visual amenity to the village and should be cherished. We will live with this decision. Unique amenity integral to community.

Appendix 3: Schedule of Ineligible Sites

Code	Description	Comments	Reason Why Ineligible	Has Full Assessment Been Carried Out & If So Why?
NP2	Bluebarn Nurseries	Site area > 1Ha. Verbal expression of interest in development by owner, but subsequently retracted in writing. Site is not available.	Site is not available for development.	Yes. Had been carried out prior to being withdrawn by owner, but was included within consultation.
NP4	Land between Southview and River Leven.	Owner has confirmed in writing that their intention is to develop as a single dwelling site if permission can be obtained.	Site is not available for development.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments
NP5	Honeyman's Field	Site was suggested by members of the community through the NP questionnaire, and was not submitted by the owners. Verbal contacts indicates that site is unlikely to be brought forward. Attempts to get written confirmation of intentions have been unsuccessful - no response received to emails.	Site is not available for development.	Yes. One was prepared and included in consultation on draft assessments in case owner responded that site would be available.
NP6	Allotments	Site is less than 0.5 Ha. Parish Council who control land do not support development of site.	Does not meet minimum size or availability criteria.	Yes. To provide evidence of (un)suitability. Included in consultation on draft site assessments.
NP7	Enterpen Gap Site	Owner has confirmed in writing that their intention is to develop as a single dwelling site if permission can be obtained.	Site is not available for development.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments

NP8	Village School	NYCC have advised that there is no expectation that the school will relocate within the current plan cycle.	Site is not available for development.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments
NP9	Cricket Club	The Cricket Club Committee have advised that they do not wish to release the land for development, and in principle support its designation as Green Space	Site is not available for development.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments
NP10	Land between Hutton Grange and Garbutts Lane	Owner has confirmed in writing that their do not wish to release their land for development.	Site is not available for development.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments
S/073/013	Marwin	Site of 0.25 Ha on Garbutts Lane west of village	Does not meet minimum size criteria.	No. The statement in the 'Comments' column was included in the consultation on draft site assessments
S/073/023 (West)	Embleton Farm West	One of two subdivisions of S/073/023. Area of Embleton Farm West south of pipeline red 'no build' buffer zone 0.39 Ha. Owner's intention is to submit planning application for 4 self build plots.	Site is not available for preferred housing mix.	No (assessment had been carried out for full area of S/073/023, and one has been carried out for Embleton Farm East which meets eligibility criteria).

S/134/002	Cleveland Hills View	Existing Holiday Park on Stokesley Rd outside village. Owner is seeking permanent occupation rights for site (as opposed to holiday use). A planning application (17/00858/MRC) for conversion of status was refused on 25/9/17. Owner has indicated that all units would be lodge type, and no evidence has been provided to demonstrate that development of the site would make any contribution to the Parish affordable housing need.	Site is not available for preferred housing mix.	Yes - pending decision on compliance with eligibility criteria. Included within consultation on draft site assessments.
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