

1 Introduction

This briefing note has been prepared at the request of the Parish Council, and summarises the status of the Neighbourhood Plan project as of 2nd October 2017. The information provided is believed to be accurate at the time of writing, but cannot be relied upon as a definitive account of the final outcome. Consultation on site assessments is in progress, and further consultation on the draft plan is mandatory, so all decisions and choices made so far should be viewed as provisional and subject to further changes arising out of these consultation, from review by Hambleton, and from review by the external examiner.

2 Neighbourhood Planning Overview

Neighbourhood Planning was introduced through the 2011 Localism Act with amendments made to the legislation by the 2017 Neighbourhood Planning Act. To date over 400 have been adopted and are now in force, but as yet none have been completed in Hambleton.

Neighbourhood Plans are statutory planning documents which have to go through formal stages of consultation and independent examination. The process is very evidence driven, and any choices made within the plan must be supported by the evidence. After examination, Neighbourhood Plans are then subject to a public referendum by residents of the area. As statutory documents, they carry much greater weight than precursors like Village Design Statements, and once adopted must be taken into account by the Local Planning Authority when determining planning applications.

Within Parishes, the Parish Council is the sole qualifying body with the right to apply to their Local Planning Authority for the designation of their area for a Neighbourhood Plan.

Neighbourhood Plans are primarily concerned with the use and development of land, so they cannot within themselves address such a wide range of issues as Parish Plans. However, due to the large amount of consultation and community engagement involved in preparing a Neighbourhood Plan, it is quite common to 'piggy back' other issues onto the core project.

Neighbourhood Plans give communities the opportunity to have significant influence over planning policy within their areas. However it is important to note that they must still be in general conformity with the Local Plan, and in particular they cannot reduce development below that allowed for in the Local Plan. In our particular case, where we are preparing our Neighbourhood Plan in parallel with the preparation of HDC new Local Plan, this means planning for 70 homes in the Parish over the period up to 2035, and aiming for conformity with the emerging Local Plan rather than with the current Local Plan.

3 Origins Of Our Neighbourhood Plan

Although there was some discussion within the Parish Council about Neighbourhood Planning in mid-2015, the issue did not gain any traction at that time. The origins of our Neighbourhood Plan can be traced to the Public Meeting organised by the Parish Council on 18th April 2016 about a planning application at Belbrough Lane. Through that meeting many people became aware of the scale and number of sites being considered within Hambleton's Local Plan process, and a number of speakers suggested that the Parish should prepare a Neighbourhood Plan to give the community more influence over future development within the Parish.

Subsequently, RPC organised a further public meeting on 23rd May 2016 to provide the community with more information on Neighbourhood Planning, to gauge whether there was sufficient support for a Neighbourhood Plan, and to determine whether there was a viable pool of volunteers to resource a project. Over 170 people attended the meeting, and around 50 people volunteered to contribute to the project. The Steering Group Chair was nominated at that meeting, and the Neighbourhood Plan project was initiated.

Due to the nature of our Parish (being neither an employment nor retail centre), and the circumstances which triggered its initiation, site selection and housing mix have been major focuses from the outset. Our well regarded Village Design Statement has also been influential in setting expectations of what issues the Neighbourhood Plan should address.

4 Project Initiation

4.1 Designating Our Neighbourhood Area

In parishes, Neighbourhood Plans can cover part of the area of a Parish Council, the full area, or be for more extensive areas involving more than one Parish Council.

Two options were considered here: i) the full area of RPC, or ii) a more limited area based around the main village where most of the development pressure occurs. The options were debated on 2nd June 16 by 37 residents at a workshop which made a recommendation that RPC apply for a designation of the full Parish Council area.

At their meeting on 13th June 2016, RPC accepted the workshop area recommendation and submitted a 'whole of parish' application to HDC shortly afterwards. Following the expiry of the statutory publicity period, HDC approved the area designation at the earliest opportunity which was their 6th Sept 2016 cabinet meeting.

4.2 Funding

Preliminary scoping work suggested that most of the cost of the Neighbourhood Plan would ultimately be covered by grants from HDC and Locality, but there would be some start-up costs in the period until these could be accessed.

At their 13th June meeting, RPC authorised expenditure of up to £500 from the parish precept on the Neighbourhood Plan to cover initial costs. This budget was later increased to £5,000.

An HDC grant of £3,000 was released on approval of the area designation on 6th Sept 2017, and a grant of £8,857 from Locality was secured in April 2017.

The current estimate is that all but £300 of the total cost will be covered by the two grants already secured. Of this, £116 cannot be recovered because the costs were incurred before either of the grants were awarded.

4.3 Steering Group.

At their 13th June 2016 meeting, RPC formalised the first four Steering Group appointments (the SG Chair, two Parish Councillors and our HDC Councillor). Additional appointments have been made as the project progressed, and currently consists of 9 members.

The Neighbourhood Plan Steering Group is constituted as a sub-committee of the Parish Council. The operation of the Steering Group and the formal delegation of authority is defined within the Terms of Reference. These were based on the Stokesley Neighbourhood Plan Terms of Reference, and after review by YLCA were adopted by RPC on 11th July 2016.

5 Early Stages

5.1 Building Awareness & Identification Of Key Issues

The initial focus of activity was building awareness of the Neighbourhood Plan within the community, developing the knowledge base of the volunteer group, and identifying the key issues on which the Neighbourhood Plan should focus.

The knowledge building phase included presentations on 9th June 2016 from Caroline Skelly (Head of Planning Policy at HDC) and Amanda Madden (Rural Housing Enabler for Hambleton and Richmond) on Local Plan, Neighbourhood Planning, and Rural Housing issues.

The next workshop on 22nd June 2016 included 'focus groups' sessions to identify:

- Positive & Negative Features of the parish
- Potential Improvements
- Problems & Concerns

Further 'focus group' sessions were held on the emerging themes of:

- Housing Needs
- Site Allocations
- Ecology / Environment
- Architecture / Settlement Form

This was followed by providing a stall at the 2nd July 2016 Village Event which was used to share information with the community on Neighbourhood Planning, and to invite residents to identify any issues they would like to see addressed in the Neighbourhood Plan.

A further workshop on 21st July 2016 included sessions on ecology / environment, on potential development sites including those submitted through the Local Plan process, on affordable and other housing needs, and some work on visioning.

This phase completed with a Public Meeting on 21st Sept 2016, arranged with the help of Rishi Sunak MP, at which the principal speaker was John Howell MP, the Government Champion for Neighbourhood Planning. Participants in Q&A session which followed included the two MPs and Mick Jewitt, Executive Director of HDC with responsibility for planning.

The audience included visitors from nearby parishes interested in Neighbourhood Planning, and some from further afield such as the Sedgefield Neighbourhood Plan Group. Our local MP then used this meeting as the basis for his next weekly column in the D&S to promote the concept of Neighbourhood Planning within the wider area.

6 Questionnaire

Having identified key issues and themes over the summer of 2016, the next stage of work was focused on building up an evidence base. Central to this was a questionnaire, for which the objectives included determining whether the proposed vision statement had community support, generating quantitative evidence of community preferences on various issues, and obtaining qualitative information from a wider base than just workshop participants which would then be used to inform development of strategy and policies.

Drafting of the questionnaire started in late August with the assistance of HDC officers. During the work on the questionnaire, HDC recommend that the Steering Group should consider hiring a planning consultant to assist and advise them during the preparation of the Neighbourhood Plan. This recommendation was accepted (see Section 7 for details).

6.1 Vision & Issues Workshop

The vision statement which was tested in the questionnaire was created through a community workshop held on 12th October 2016. It states:

“The Parish will develop, but retain its unique identity, and be a strong, sustainable rural community with a thriving village at its heart. The village will remain distinct in character from nearby market towns and suburbs.”

This same workshop included focus group sessions on a number of themes to help generate the more detailed questions which be used within the questionnaire. The questionnaire was set out in the following sections:

- About You
- Vision Statement
- Community and Community Services
- Housing
- Site Selection
- Site & Housing Design Criteria
- Traffic , Transport & Infrastructure
- Heritage & Natural Environment
- Business & Employment
- Miscellaneous

6.2 Distribution & Responses

The questionnaire was made available on-line on 22nd November 2016, and a physical copy was distributed to every address in the Parish within a few days. The closing date for submissions was 19th December 2016, and a total of 399 responses were received.

6.3 Questionnaire Analysis & Response to Comments

In addition to assisting with drafting the questionnaire and advising on content, HDC provided support in the form of hosting the on-line version of the questionnaire, they transcribed the paper returns into a database, collated the results, and provided a summarised tabulation of the quantitative results. The results were returned to the Steering Group on 17th January 2017, and presented at the 6th Feb 2017 Steering Group Meeting.

Almost 800 comments were submitted through the questionnaire, and the main focus of work through February and March 2017 was reviewing, and on the advice of our planning consultant developing individual responses to every single comment. This work is documented in the “Schedule of Responses”.

Parish Council opinion was sought on various comments submitted through the questionnaire, mostly on issues which are out of scope for Neighbourhood Planning, or for comments which relate to issues where the Parish Council has previously taken action. Parish Council responses have been added to the Schedule of Responses.

The comments submitted through the questionnaire included suggestions of sites which respondents wanted to be considered for development. These included suggestions for sites already being considered in the Local Plan, and several which were not.

The questionnaire results are a very substantive piece of evidence which has a major influence on the Neighbourhood Plan throughout the whole process.

7 Selecting & Hiring A Consultant

Acting on the advice of HDC to engage a planning consultant, a search process began using the RTPi database for consultants based in the North East and Yorkshire. Due to the large numbers of consultants on the database, the field was initially reduced to a more manageable 'long list' by the use of screening criteria, and a 'short-list' was then created following further enquiries. A scope of work was developed, and the two locally based consultants who were invited to bid were interviewed by a selection panel.

The chosen consultant (Katie Atkinson of KVA Planning) was engaged in Feb 2017. She has been providing support and advice to the Steering Group since. This has included ad-hoc advice, attendance at Steering Group meetings, document reviews, and support for consultation events. The largest single item in KVA's scope is policy writing which is expected to commence in October 2017.

8 Objectives, Strategy & Site Selection

The questionnaire provided a resounding endorsement of the Vision Statement. The Vision was supported by 91% of all respondents (97% support excluding 'don't knows'). The questionnaire also provided quantitative evidence of community opinions across a range of issues which continue to inform site strategy and the development of site selection criteria. However, the raw results are not in a form where they could be directly converted into strategy or criteria.

To move onto the next stage, some interpretation of results was needed, as was development of evidence to support site assessments, and formulation of detailed definitions for criteria. The approach chosen by the Steering Group was to do as much of this work through workshops and consultation events as is practical.

Workshops proved a very effective vehicle for Settlement Character work (identification of significant views, buildings and other heritage features, Green Spaces, and Character Zones). They were also successful for developing a site and housing strategy. Broadly speaking, the workshop model relies on being able to generate a consensus opinion within a group.

For the more contentious subject of site selection the workshop model proved less effective. An alternative approach of creating consultation drafts, submitting them for community review and comment, and then modifying the draft based on the consultation results was adopted for site criteria and traffic light definitions, and this method is being continued into site assessment.

This approach is more incremental and time consuming than the workshop approach, but gives divergent opinions the opportunity to be fully aired and documented, and therefore increases the transparency of the process. So far, this approach is proving effective.

8.1 Settlement Character

A workshop held on 7th May 2017 used the Settlement Character Work already carried out by HDC in the Local Plan as a baseline, and augmented it with local knowledge. The work was documented through marking up various maps provided by HDC.

Issues covered included review of proposed Green Spaces, identification of significant views, identification of significant buildings and frontages, and the boundaries of the three character zones suggested by HDC. All of these character elements feature in the site selection criteria, and it is anticipated that they will be recognised within the policy framework. Hence it was essential to document and agree the evidence base before starting the assessments.

An invitation to submit suggestions was also distributed through the mailing list after the workshop of 7th May, and the marked up maps were reviewed and verified at a follow-up workshop held on 14th June 2017.

These maps are being treated as the 'definitive lists' of views, buildings etc. which will be considered within the site selection process. [Advice will be taken from HDC on appropriate sizes of buffer zones around individual heritage assets during October.]

8.2 Housing Strategy

The workshops of 7th May and 14th June 2016 also looked at questionnaire results on housing issues, parish housing need data, and HDC emerging policy. Based on the results of the questionnaire, it proposed this classification:

- Favoured options (significantly more supporting than opposing)
 - 2 – 3 Bed Homes
 - Retirement Homes (downsizing bungalows and/or other formats)
 - Supported / Sheltered living
- Neutral options (similar numbers supporting and opposing)
 - 1 bed homes
 - Self-Build plots
 - 4 Bed Homes
- Un-favoured options (significantly more opposing than supporting)
 - Holiday Homes
 - Park Homes

The workshop recommended a policy approach of giving positive support for the favoured options, discouragement for the un-favoured options, and a balanced approach for the neutral options.

This is broadly aligned with emerging HDC policy of prioritising 2/3 bed houses within the market component, and attempting to constrain the 4+ bed component to perhaps 10-15% of the total. More clarity on HDC housing policy is likely to emerge shortly, but it seems likely that using district targets at parish level will be a good fit with community preferences.

Other consistent themes on housing that arise in workshops are to focus on needs of people with local connections, and to aim for distribution of affordable housing across all sites. There is a preference for all sites to contribute to all elements of the preferred housing mix, and support for Community Led Housing as a delivery vehicle. However, it would probably be best to describe the support for Community Led Housing as merely aspirational at this stage since a group has yet to be established.

8.3 Site Strategy

The main elements of the site strategy emerged from the workshops of 7th May and 14th June 2016. Key drivers were: strong preferences for both temporal and spatial distribution of development (as evidenced by the questionnaire), strong preferences for avoiding very large sites (questionnaire), support for affordable housing (on all sites), national housing policy (for on-site delivery of affordable housing), and appropriate housing densities for a village setting.

Explicit targets have not been set for housing density but some comparators are:

- Paddocks End 100% affordable site: 27 dph (dwellings per hectare)
- HDC indicative density for Local Plan site selection process: 25 dph
- Wickets approved plans (40% affordable): 21 dph
- Wickets allocation (50% affordable) allowing for adverse site conditions: 18dph

Density considerations always need to take into account the specific context of a site, such as impact on settlement character and form, how much public open space is desired, and proposed housing mix. While it is unlikely that densities higher than Paddocks End would be appropriate for mixed housing sites in this village, lower densities than the examples given may be appropriate in some locations.

These are the key parameters which have been proposed for Neighbourhood Plan sites:

- A minimum of 11 homes per site (to ensure on-site delivery of affordable homes)
- All sites to provide on-site delivery of affordable housing.
- Site owner/promoter support for a mixed (market & affordable) development of at least 11 dwellings.
- A maximum of approximately 25 homes per site (community preference). On larger sites two or more phases would be considered as options. In such cases the 25 homes limit would be viewed as a limit for each phase, and not as a total for the site.
- Minimum area of 0.5 Ha (equivalent to 22 dph for the minimum of 11 homes).
- Maximum area of approximately 1.5 Ha (equivalent to 16.7 dph for the preferred maximum number of 25 homes).
- Site to be available from near the start of plan period.

Within the site selection process these key parameters provide the basis for the eligibility criteria which are attached as Appendix 1.

Many of the candidate sites are significantly larger than the guideline for the maximum area. However, sites will not be excluded for that reason alone. It is anticipated that at least one appropriately sized sub-division of each larger site can be identified. This will typically, but not necessarily, be the part with the strongest connection to the existing built form.

8.4 Site Assessment

8.4.1 Candidate Sites

There have been four distinct sources of candidate sites (this is the complete list before application of the eligibility criteria):

1. Local Plan original call for sites
 - S/073/001 South of Garbutts Lane
 - S/073/002 North of Levendale (replaced by smaller area S/073/023)
 - S/073/003 South of Enterpen (part of S/073/011)
 - S/073/005 North of Langbaugh
 - S/073/006 South of Paddocks End
 - S/073/009 South of Belbrough Lane (part of S/073/010)
 - S/073/010 South of Belbrough Lane (includes S/073/009)
 - S/073/011 South of Enterpen (includes S/073/003)
 - S/073/012 Between Langbaugh & Paddocks End (includes 005 & 006)
 - S/125/001 Rudby Farm (replaced by reduced area S/125/006)
 - S/125/002 South of Blue Barn Lane
 - S/125/003 North of Stokesley Rd
 - S/125/005 East of Middleton Rd
 - S/134/001 East of Rudby Lea
2. Neighbourhood Plan questionnaire suggestions (not forming part of Local Plan sites)
 - NP2 Blue Barn Nurseries
 - NP4 Land between Southview & River Leven
 - NP5 Honeyman's Field
 - NP6 Allotments
 - NP7 Gap site at 23 Enterpen
 - NP8 Village School
 - NP9 Cricket Club
 - NP10 Land Between Hutton Grange & Garbutts Lane
3. Local plan additional sites
 - S/073/013 Land at Marwin (on Garbutts Lane West of village)
 - S/125/006 Rudby Farm (replaces S/125/001)
 - S/134/002 Cleveland Hills View
4. Direct submissions to the Neighbourhood Plan process
 - S/073/023 Replaces S/073/002 (outside main LP site selection process)
 - NP11 Land West of Meadow Hill
 - NP12 Land East of Meadow Hill

All candidate sites are still within the process at this stage. However, some of the Local Plan sites and most Neighbourhood Plan sites are likely to be eliminated under the eligibility criteria. Suggestions made through the Neighbourhood Plan were often non-specific such as 'all the infill sites' and the steering group have used their judgement in deciding on the location and probable boundaries for such sites.

8.4.2 The Site Assessment Process

The first attempt to develop criteria and traffic light definitions took place during the workshop of 7th May 2017. While all other elements of the workshop were successful, participants in this section became overly focused on how particular sites would perform under any given criteria, rather than on the definition of criteria themselves. Consequently, no real progress was made.

In order to try and 'reset', the next workshop (14th June 2017) included a presentation / discussion session led by Katie Atkinson (KVA Planning) on site selection processes and the sequence of events needed within them. Once again participants became too focused on how sites would perform. Following this workshop, the Steering Group decided to adopt a step-wise model based on drop-in consultations. The steps are:

1. First draft of criteria definitions. These included more options than the target number of 12 locally defined criteria, with the intention that the least popular would be eliminated or consolidated.
2. Two drop-in consultation events to take comments (1st July & 16th July) on the draft criteria. Consultation results, comments and responses to them can be found here:

<http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2016/10/Criteria-Workshop-Schedule-of-Responses.pdf>

3. Modification and consolidation of the criteria draft based on consultee comments.
4. Feedback of the consultation results and proposed revisions to the criteria, and presentation of the first draft of traffic lights definitions at another pair of consultation events (30th July & 9th Aug).
5. Updating of the draft of criteria and traffic light definitions based on consultation comments. The revised draft of the criteria and traffic light definitions, along with participant comments and responses can be found here:

<http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2016/10/Criteria-and-Traffic-Light-Workshop-Analysis-and-Responses-Final.pdf>
6. Addition of the 'external' criteria on pipeline safety, flooding, and habitat, and preparation of the initial draft of site assessments. In this first draft the approach taken has been to use a very literal and mechanistic interpretation of the criteria and traffic lights. It is recognised that subjective judgement may be needed for some criteria, and where appropriate, this will be introduced during consideration of consultation comments.
7. Invitation to site representatives to present their proposals for sites to a public meeting (24th Sept). Information obtained in this session will be used within the site assessments, and comments from site promoters on the draft assessments have also been requested. Attendance at the event was not mandatory, and participating sites are not given any preference within the assessment process.

8. Further two drop-in consultation events (27th Sept and 1st Oct) to take community comments on draft assessments (also circulated to site representatives who have engaged with Neighbourhood Plan with request for their comments). The draft assessments can be found here:

<http://plan.rudbyparishcouncil.org.uk/wp/wp-content/uploads/2016/10/Site-Assessment-Summary-Consultation-Draft.pdf>

Note: assessments have been performed for some sites which may be eliminated on eligibility criteria. This is so that should they not be eliminated, there will not need to be a further round of assessment and consultation on these sites.

9. Review draft assessments with HDC (with particular focus on issues requiring expert judgement such as heritage building buffer zones). Meeting arranged for 17th Oct.
10. Update assessments based on review and response to all consultation input, and publish final assessments on website.
11. Public Meeting at which preferred sites will be selected – scheduled for 25th October. This will include a section for public participation.

8.5 Site Design Brief

It is intended that a 'Site Design Brief' will be prepared for each of the preferred sites setting out key requirements for the particular development (e.g. housing mix, layout etc.). The Rural Housing Enabler has provided examples of these which have been used elsewhere in N Yorks. As these are site specific, they cannot be prepared until after the preferred sites are selected.

8.6 Neighbourhood Plan Objectives

8.6.1 Draft Objectives

The objectives link the Vision Statement to the site selection criteria (see Appendix 2), and will also provide the link through to all Neighbourhood Plan policies (when drafted). The proposed objectives are:

NP Objective 1: Housing.

To provide safe places to live which provide the mix of types and tenures which meet identified Parish housing needs.

NP Objective 2: Built Environment.

To provide a good quality built environment incorporating Green Spaces and Green Infrastructure Corridors which retains the distinctive character of the Parish, and protects its heritage.

NP Objective 3: Natural Environment.

To protect and enhance the Natural Environment and biodiversity, and mitigate the adverse impacts of development and climate change.

NP Objective 4: Community.

To sustain and enhance local services to ensure access for all groups of the population to leisure, recreation, health, and education facilities which are viable at a village scale and which promote health and wellbeing.

NP Objective 5: Economy.

To sustain existing employment and commercial services within the Parish, and encourage establishment of new business of appropriate type and scale for the village and its surrounding rural area.

NP Objective 6: Traffic & Transport.

To mitigate the adverse impacts of motor vehicles by good road design and where practical by encouraging safe alternatives to the use of private cars

8.6.2 Consultation on Draft Objectives

Comments on the draft set of objectives for the Neighbourhood Plan were sought through the consultation events of 27th Sept and 1st Oct. All responses supported the objectives.

8.6.3 Relationship with HDC Local Plan Objectives

The Neighbourhood Plan objectives have been mapped onto HDC's Local Plan sustainability objectives (see Appendix 2). There is a strong correspondence, and our draft objectives link to 13 out of 14 of HDC's sustainability objectives.

The only HDC objective without a direct correspondence to a Neighbourhood Plan objective is HDC objective 6 which concerns waste reduction. It is thought there is no parish specific dimension to this issue, hence it does not need to be addressed in the Neighbourhood Plan.

8.6.4 Relationship with the Village Design Statement

The draft Neighbourhood Plan objectives have also been mapped onto the Village Design Statement Guidelines (see Appendix 3). This mapping identifies the guidelines which are expected to be brought forward into the Neighbourhood Plan and 'saved' in appropriate form, and provides the road-map for incorporating the VDS. However, the VDS is a very different type of document to a Neighbourhood Plan, so reworking and updating of the guidelines will be needed to make them fit into the required format.

The Village Design Statement will be a primary source for the development of design policies in the Neighbourhood Plan, but workshop sessions carried out early in the Neighbourhood Plan process, and comments received through consultations will also be taken into account.

9 Drafting The Plan

The proposed division of work is that KVA will draft all the policy sections (i.e. the parts which require a professional level of expertise). The Steering Group will prepare the policy justification sections (i.e. the supporting narrative which explains why the particular policies are appropriate for our Parish).

The Steering Group will also prepare other supporting documents including the Consultation Statement. All plan documents will be reviewed by KVA.

Appendix 1: Eligibility Criteria

Eligibility Criteria

- Developable area of site must exceed 0.5 Ha. (For sites within the pipeline buffer zones, the area outside the pipeline buffer must exceed 0.5 Ha.)
- Sites must be available for development within 12 months of the expected adoption date of the Neighbourhood Plan. (They will not necessarily all be released for development at the start of the plan period).
- Positive evidence of promoter/owner support for a mixed development (affordable and market) of at least 11 homes on site. This is considered to be implicit in all Local Plan sites which exceed the minimum area unless the site promoter has indicated other intentions.
- Affordable housing must meet standards acceptable to our local housing provider (Broadacres).

Notes

- The minimum number of homes per site is mandatory to ensure that on-site delivery of affordable housing is enforceable under national planning policy.
- The maximum of 25 homes per site is a preference arising from community consultation, and is a nominal maximum rather than an absolute limit.
- Several of the submitted sites are large enough to potentially deliver more than one development site or development phase. The nominal maximum of 25 homes will be applied to each phase or sub-division of such sites, but not to the site as a whole.
- The maximum site area of 1.5 Ha is for guidance only. It is likely that 25 dwellings of the preferred mix could be delivered on sites of this size (density of 16.7 dwellings per hectare). However, density is a site specific consideration, and sites will not be excluded for the sole reason that they exceed 1.5 Ha.

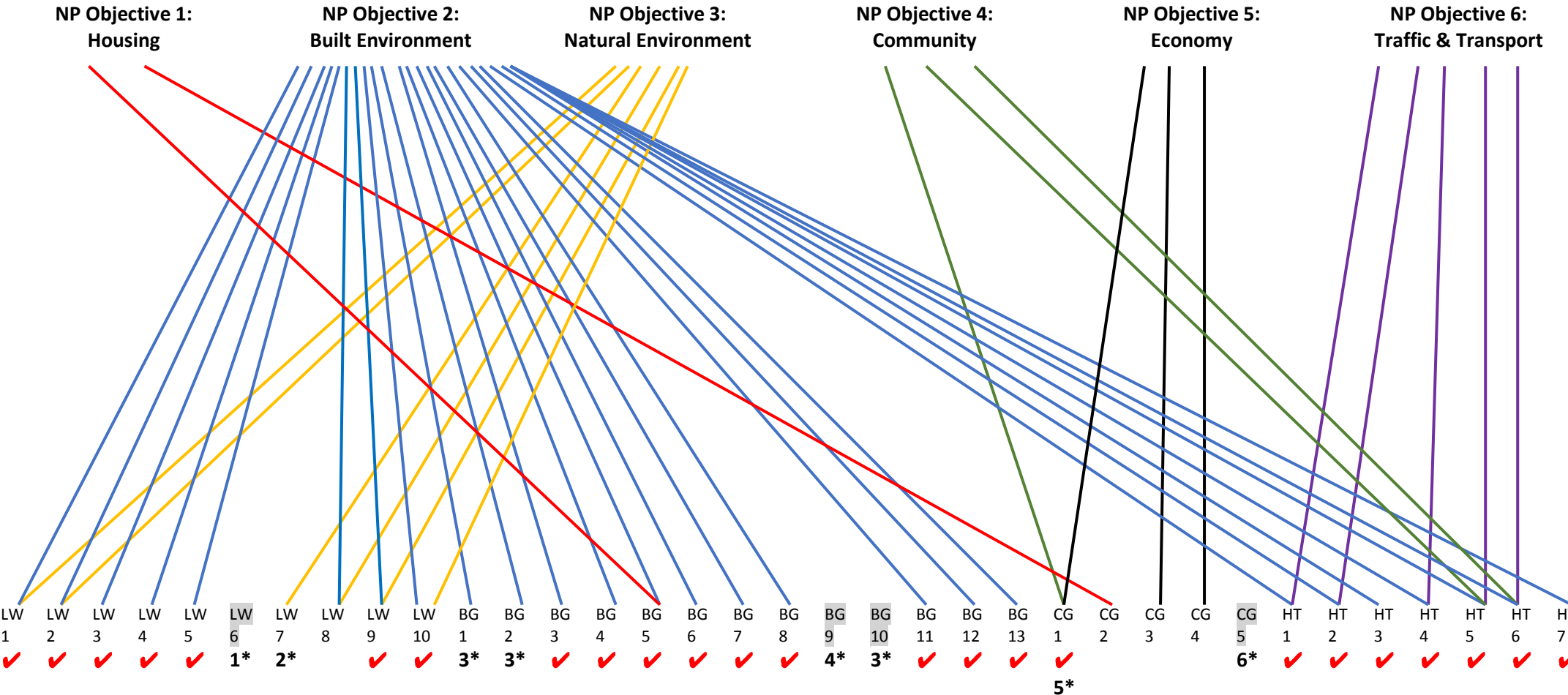
Appendix 2: Mapping Of Neighbourhood Plan Objectives onto HDC Objectives & NP Site Criteria

Neighbourhood Plan Objectives	Relationship With HDC Sustainability Objectives	Relationship with Site Selection Criteria
NP Objective 1: Housing		
To provide safe places to live which provide the mix of types and tenures which meet identified Parish housing needs.	Objective 3 Objective 7 Objective 8 Objective 11 Objective 12	<i>Housing, Site Characteristics, Settlement Character - Built Environment Pipeline Flooding</i>
NP Objective 2: Built Environment		
To provide a good quality built environment incorporating Green Spaces and Green Infrastructure Corridors which retains the distinctive character of the Parish, and protects its heritage.	Objective 3 Objective 5 Objective 10	<i>Settlement Character - Built Environment, Settlement Character - Natural Environment, Site Characteristics</i>
NP Objective 3: Natural Environment		
To protect and enhance the Natural Environment and biodiversity, and mitigate the adverse impacts of development and climate change.	Objective 1 Objective 2 Objective 3 Objective 4 Objective 8	<i>Settlement Character - Natural Environment, Site Characteristics Flooding Habitat / Biodiversity</i>
NP Objective 4: Community		
To enable opportunities for social connection and social inclusion, and to sustain and enhance local services to ensure access for all groups of the population to leisure, recreation, health, and education facilities which are viable at a village scale and which promote health and wellbeing.	Objective 9 Objective 13	<i>Services & Facilities</i>
NP Objective 5: Economy		
To sustain existing employment and commercial services within the Parish, and encourage establishment of new business of appropriate type and scale for the village and its surrounding rural area.	Objective 13 Objective 14	<i>Services & Facilities</i>
NP Objective 6: Traffic & Transport		

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To mitigate the adverse impacts of motor vehicles by good road design and where practical by encouraging safe alternatives to the use of private cars	Objective 3	<i>Traffic & Transport, Site Characteristics</i>
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Appendix 3: Road Map For Incorporation of Village Design Statement Guidelines into Neighbourhood Plan Policies



Village Design Statement Guidelines

- 1* Addressed through Settlement Character and Green Space workshops and Green Space designations
- 2* Leven Valley given high profile in Settlement Character and Green Space workshops

- 3* Local Planning Authority guidelines are a more appropriate place for procedural issues
- 4* Overly proscriptive. Could be suitable design for contemporary buildings in appropriate places.
- 5* Ramp to doctor's surgery now exists
- 6* Additional burial ground now exists