

Rudby Parish Neighbourhood Plan

March 4th & 14th 2018 Drop In Consultation Results

Presented at 3rd April Steering Group Meeting

Consultation Overview

❑ Background & Purpose

The consultation was in response to representations made to the Steering Group and Parish Council requesting a review of the Neighbourhood Plan process and decisions made within it.

❑ Event Structure & Attendance

- Two drop in sessions were held 10 days apart and timed to maximise opportunity for participation (a Sunday afternoon, and a mid-week evening).
- The events used a “drop-in” format where participants could visit at any time and spend as much or as little time as they wish. Typical visit was 30-60 minutes in duration.
- Total attendance was 127 participants (87 on Sunday and 40 mid week) – this was the best attended consultation event so far.

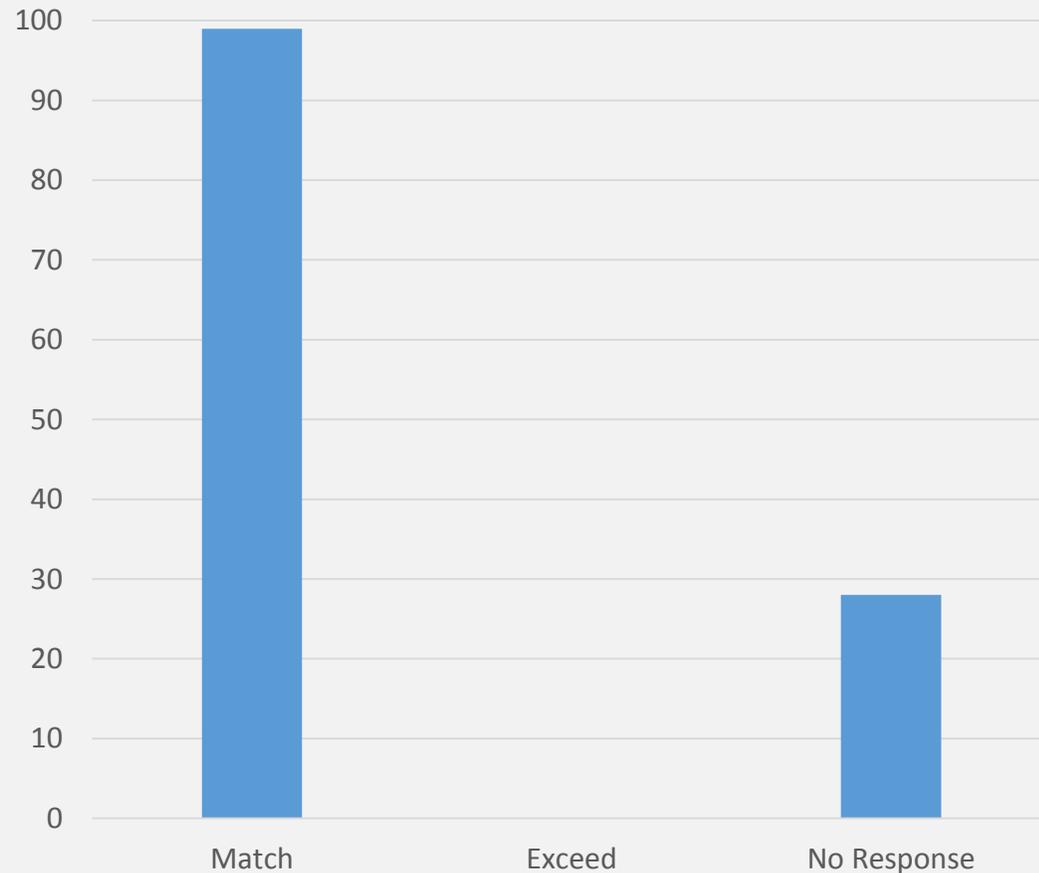
❑ Topics/sections

- 1) Strategy & Decision Process
- 2) Preferred Sites
- 3) Green Spaces & Settlement Character
- 4) Miscellaneous Policy Justification Questions
- 5) Housing Questions
- 6) Site Design Brief Questions

Section 1: Strategy & Decision Process

1. Do you think the Neighbourhood Plan should match, but not exceed, the (housing) target set by Hambleton?
2. Do you agree the (questionnaire) evidence requires a distributed sites strategy?
3. Do you agree that there should be at least 3 sites to keep the average site size below 25 homes?
4. Do you agree that all sites should deliver affordable housing and, therefore, have at least 11 houses ?
5. Would you personally prefer to see fewer but larger sites involving less distribution?
6. Would you personally prefer to see a greater number of smaller sites involving a wider distribution?
7. Do you think it was appropriate to sort the sites based on their performance against the criteria?
8. Do you agree non-site specific information should have been included in the decision process?

Q1 . Do you think the Neighbourhood Plan should match, but not exceed, the housing target set by Hambleton?



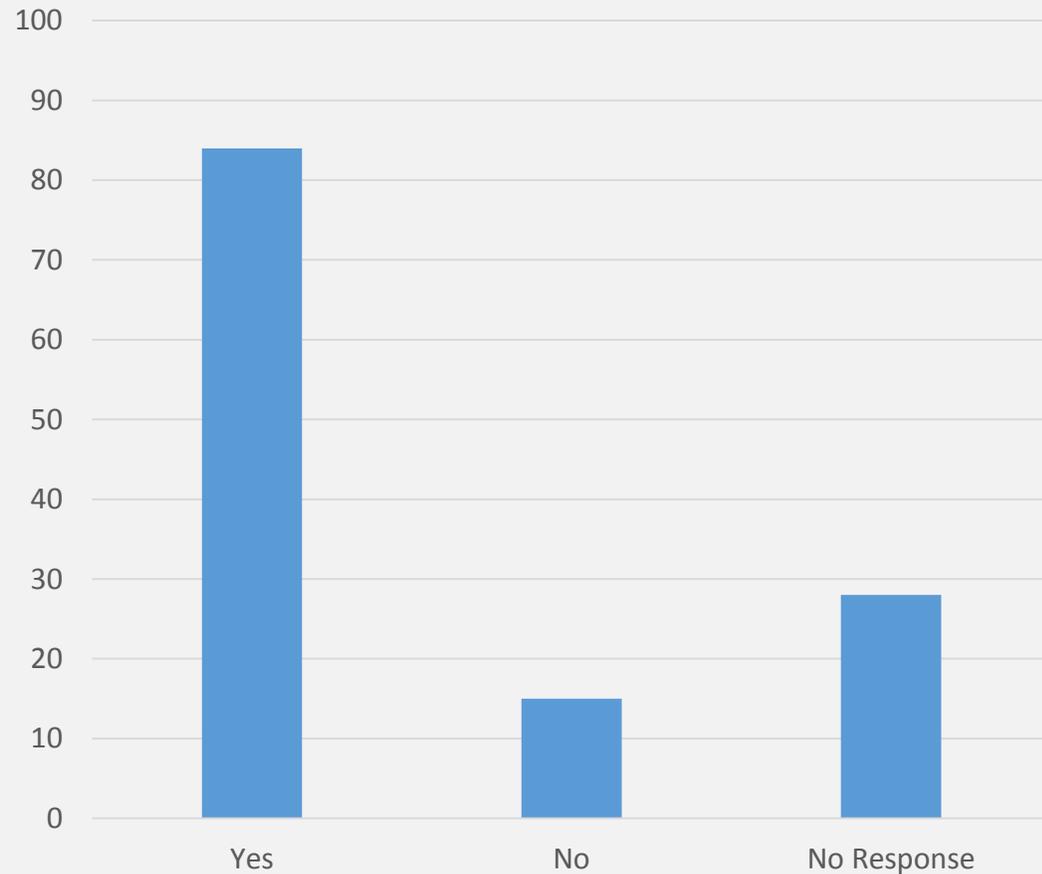
Contextual Information Displayed

Hambleton require a minimum of 70 houses to be built in the Parish. The Neighbourhood Plan can match or exceed this number, but cannot reduce it.

Participant Comment

What are the consequences of not exceeding? Will we have to go through this again in 10 years time?

Q2. Do you agree the evidence requires a distributed sites strategy?



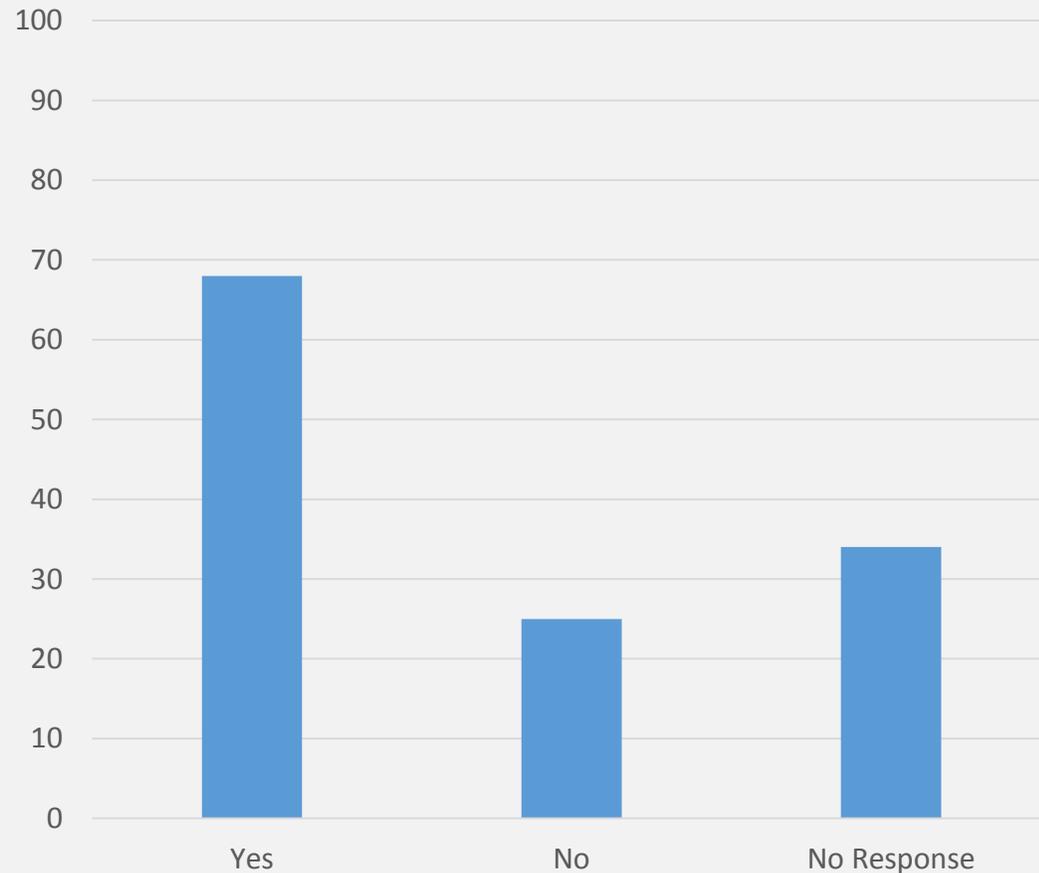
Contextual Information Displayed

67% of the questionnaire respondents supported sites "Distributed around the Parish" and only 15% supported sites "Concentrated in one area".

Q2. Participant Comments – Mostly One Site Advocates

1. Perhaps the implications of this question were not clear. Giving it more thought to a larger site with a strategic development would mean less disruption and more viable for developer.
2. Affordable housing would tend to be located in the optimum position, hence may end up being concentrated in one area which happens to be the best location.
3. I have always believed a larger site would help the production of a "development plan" for the village . This would have benefit for this planning round and also for future planning rounds - for example, where will the school go when it needs replacing.
4. 1 large site at edge of village will have less impact on the centre and likely to be affordable
5. A larger site, well planned, perhaps offering a new green as well as suitable access to existing services may be an option
6. 1 larger site would present a more viable outcome which should be near to the village services (Spa, School, village hall)
7. Clearly it would be desirable to distribute development around the village to minimise impact on one area. However the downside of this is that viability issues arise; and affordability becomes less possible. I think we need to look seriously at a one site option esp. if the no. of houses we need to accommodate is reduced
8. Agreed to one large site producing the quota of affordable housing potentially a 'new green area' built in the future?

Q3. Do you agree that there should be at least 3 sites to keep the average site size below 25 homes?



Contextual Information Displayed

Only 7% of respondents wanted sites larger than 25 houses. With a target of 70 homes, at least three sites are needed to keep the average site size below 25 homes. Fewer sites would require that at least one site was larger than 25 homes.

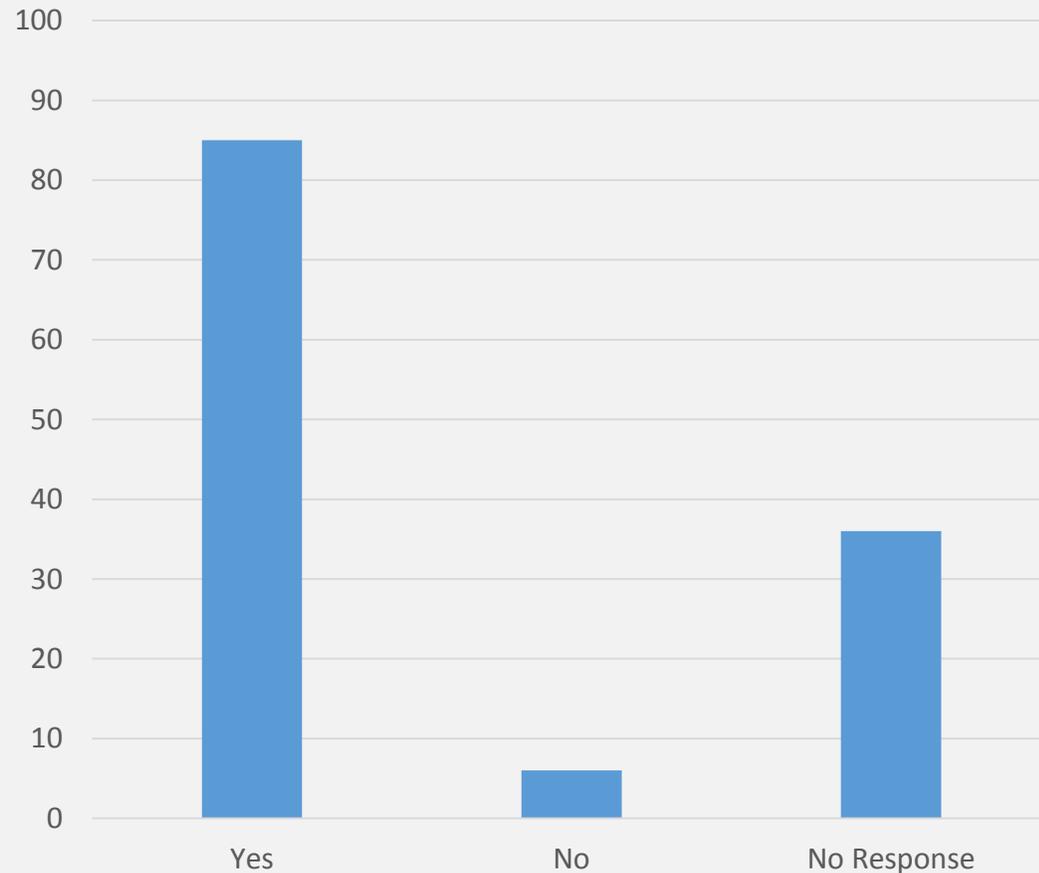
Q3. Participant Comments – Mostly One Site Advocates

1. Site that are adjacent - i.e. behind Langbaugh - could each accommodate 25 homes in a well planned, phased and controlled development. This would be less disruptive and more viable - a first phase could cost effectively provide most of the infrastructure.
2. One larger ie 40-50 homes may work better than smaller site, particularly wrt viability for development to deliver affordable homes.
3. I also agree (with comment 2)
4. Larger sites yield more affordable houses. Not made clear when the village was asked.
5. Larger sites more viable. Wouldn't allow 15-20 site to be extended when it was found smaller sites not viable
6. One right site is better than 2 or 3 which are not as right
7. Agree with this (with comment 6)

Q3. Participant Comments /cont...

8. Lager site more viable and better for affordable
9. NO. Larger sites require larger bigger infrastructure to support it making it have a much bigger and disproportionate impact on the village. It would be more viable ????
Integrated into the fabric of the village. Also have a disproportionate impact on traffic in the village.
10. With hindsight larger & fewer sites would lead to more viable & better strategically placed for village services.
11. I am concerned that smaller sites will not allow the housing mix/affordability the village requires. I think we need to look at a single large site or 2 (one large/one smaller) solution
12. One larger site giving better communications to the A19 and infrastructure to cope with parking etc. Affordable housing viability to keep village 'alive' imperative
13. Agree that the 2 site split behind Garbutts Lane would be far better as a single site with single access only from Garbutts Lane. It would be far less contentious even though it would fly in the face of the current view of max 25

Q4. Do you agree that all sites should deliver affordable housing and, therefore, have at least 11 houses ?



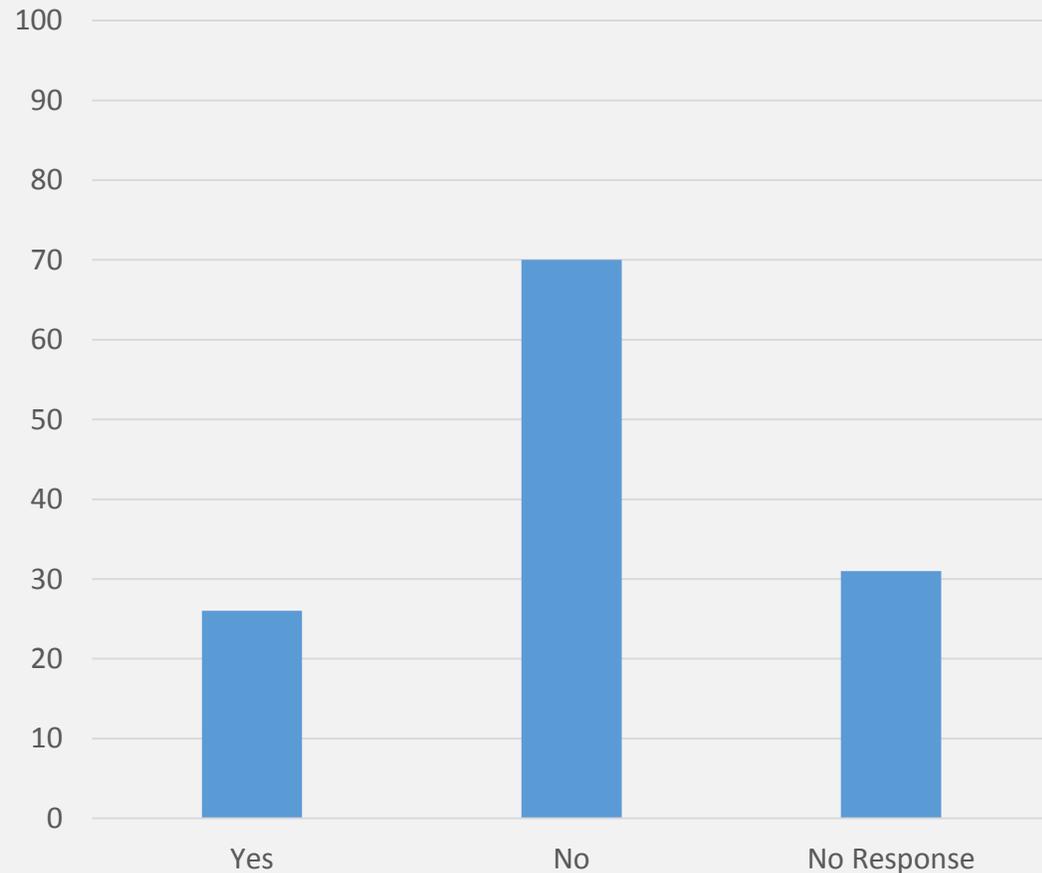
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There was strong support from respondents for affordable housing (75% and 61%). Under National policy, sites with less than 11 houses cannot be required to include affordable housing.

Q4. Participant Comments

1. Smaller sites may be reqd to make up 70 house total
2. Not if you have 3 x 25 house sites (see comment 1)
3. Still the same question - what constitutes affordable? Anything released onto the open market can be sold on to anybody - including as a second home - and rise in price with the market, ceasing to be affordable. Social housing is necessary.
4. Affordable needs to economically affordable to those to rent - not just to buy
5. I think mixed affordable/market value developments will be the most successful in meeting the 'social engineering' 'healthy community' desires of the parish.
6. Need to ensure all sites have a lot of affordable homes.

Q5. Would you personally prefer to see fewer but larger sites involving less distribution?



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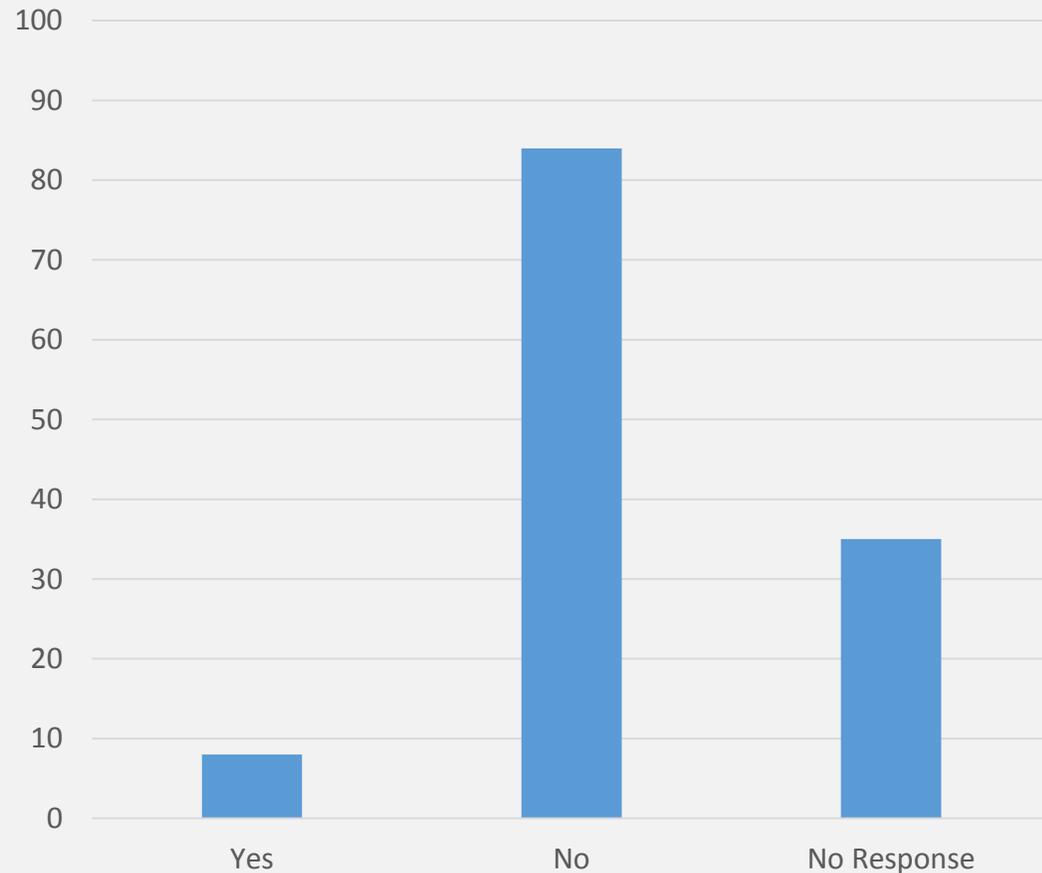
The site selection meeting proposed to distribute the 70 homes required by Hambleton over 4 sites in 3 different parts of the village.

Other numbers of sites and distributions are possible.

Q5. Participant Comments

1. Better to stick to a positive plan. Limiting changes
2. Fewer sites would give more viability. Less disruption around the village.
3. If the right site can take 70 homes why spread development around the village for the sake of it
4. See previous comment about 'Development'
5. Prefer sites that cannot be further developed on edge of village
6. See previous comment about 'Development Plan'
7. Viability for mixed building. Limit sites that can be further developed in time taking away the integrity of village life

Q6. Would you personally prefer to see a greater number of smaller sites involving a wider distribution?



Contextual Information Displayed

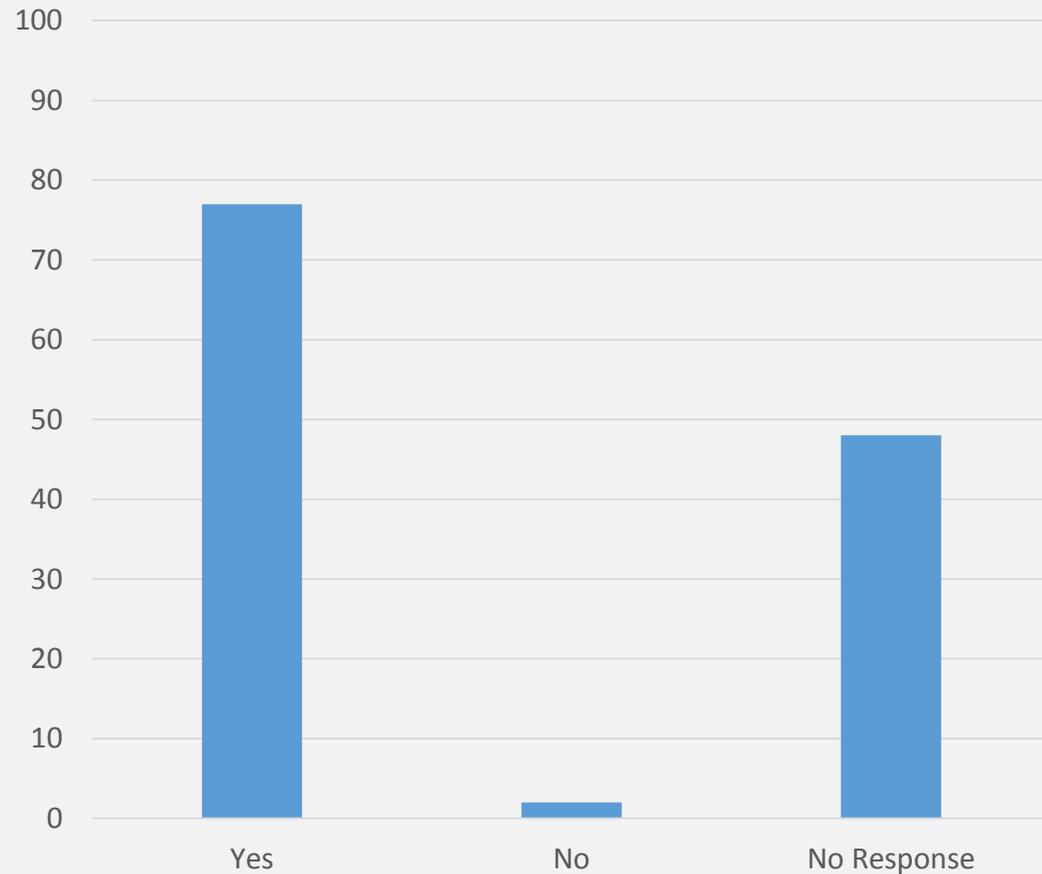
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Other numbers of sites and distributions are possible.

Q6. Participant Comments

1. Be flexible enough to adapt to circumstances as long as the 11+ principle is maintained
2. The site assessment process seemed to generate 2 obvious areas, both on the routes out of the village for development. The land to the west of the Spar, adjacent to the Broadacres houses could accommodate the bulk of the required houses without problem
3. Other "windfall sites" may add to or reduce the number of sites needed - we need to be flexible on numbers
4. I agree (see 3)

Q7. Do you think it was appropriate to sort the sites based on their performance against the criteria?



Contextual Information Displayed

All sites were assessed against the criteria and a short list of stronger performing sites was created

Q7. Participant Comments

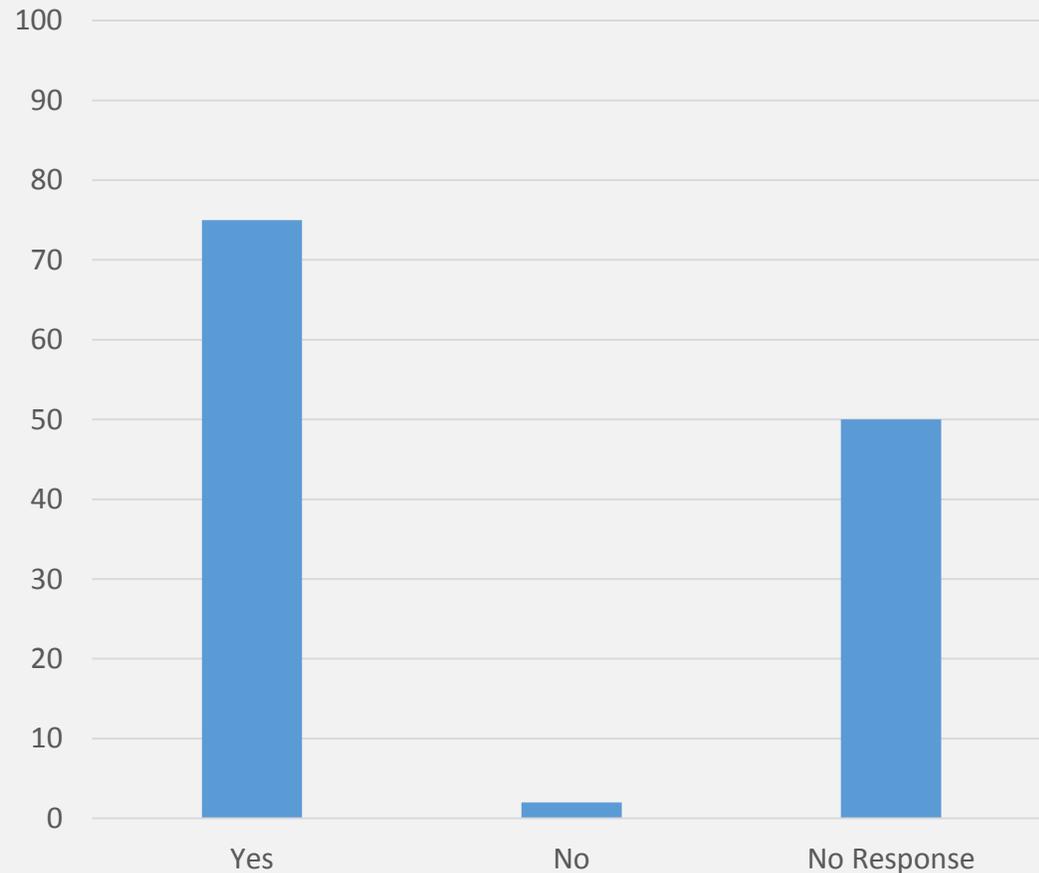
1. Not done in practice
2. Yes - providing criteria is robust enough
3. The criteria of the chapel being the centre of the village does not seem correct. It should be the SPAR shop
4. I agree (see 3)
5. I agree (see 3)
6. I agree too (see 3)
7. The centre of the village comprises of a triangle of Spar, tennis club/village hall and hub
8. **Leading question - not consultation!**
9. Yes as long as the sites were all marked on same criteria which didn't happen
10. Agree (see 9)
11. Providing the criteria was applied evenly and fairly
12. Site were sorted against criteria but final selection deviated from this process and new criteria was introduced which up to the final selection had never been mentioned
13. Ditto (see 12)

Results of earlier Village Centre Consultation

Location	Votes
SPAR	1
School	0
Village Hall	1
War Memorial	19.5
Parish Pump	18.5
Parish Church	0

SPAR was offered as a candidate location for the village centre. Only 1 out of 40 participants chose it.

Q8. Do you agree non-site specific information should have been included in the decision process?



Contextual Information Displayed

Having created a short list, non-site specific information was then considered; e.g. distribution.

Participant Comments

1. Other criteria were introduced which had not been raised until final selection i.e. likely to be appealed
2. Leading question - not consultation

Section 1: What Are Consultation Key Messages on

Housing Targets?

Number and Distribution of Sites?

Affordable Housing?

Structure (but not outcome) of Decision Process?

Section 2: Preferred Sites

- Summary information was displayed for each Preferred Site, but no questions were posed.
- This purpose of this section was to provide participants with a free format opportunity to raise any issues, concerns or objections related to the Preferred Sites.
- Many comments raised issues which are considered within the site selection criteria and/or will be the subject of further investigations by the Neighbourhood Plan and/or approval by Statutory Consultees.

- Comments have been colour coded:
 - Negative opinions about sites in RED
 - Positive opinions about sites in GREEN

- Comment counts were as follows:
 - Stokesley Road 25
 - Enterpen 40
 - Langbaurgh/Paddocks End 36

Q9. Comments on Stokesley Road

1. Concerns regarding speed of traffic and relevant control. The area is prone to flooding and this needs to be featured in. The views should be preserved.
2. Concerns that development is too far from heart of village & consequences to additional traffic to/from village up & down the bank & need more village parking
3. Open countryside; miles from facilities; not contained site; could expand to many houses
4. Long way from village services. Not suitable for access for people with restricted mobility without vehicular access
5. All development should be on perimeter of village to preserve integrity of village itself
6. concerns about traffic/speed coming into village; entrances; linear development away from centre/service losing village character; surface water/sewage issues
7. Potential for this development to increase flood problem in the area?
8. Main concern ref Hambleton yield v proposal - potential to extend to the full 50 houses in future
9. Stokesley Rd + The Paddocks Better than Enterpen as centre of village would become gridlocked due to narrowness of road and parked cars
10. Too far from school, shop, and other amenities. Increased traffic also cars travel fast down Stokesley Road. Flooding risk. Did not meet criteria at earlier meetings and was halfway down list. How did it suddenly go to the top?

Q9. Comments on Stokesley Road /cont..

11. This site is suitable for more than 15 homes.
12. Good site that doesn't impact on too many people
13. This is a natural extension of recent developments
14. Development not central to village services and facilities. Does this open the way for a 50 site construction?
15. I agree! (see 14)
16. This site was mid-table when judged against the criteria which has been selected. This runs the risk of other sites which are higher on the list and hence better suited for development being later selected for additional expansion
17. North of the River was the chosen location to expand the village in the mid-1950's - what changed?
18. Can take more than allocation number of houses. Good site - limited impact on other neighbours
19. Site reliant on cars to transport to shop/school/GP. Too much risk of additional planning application
20. Smoke and mirrors The site moves the 30 mph limit up the hill and opens ?? Other parcel of land for development (opposite side of road?)

Q9. Comments on Stokesley Road /cont..

- 21. *Traffic major issue *Loss of view to hill *Parking already an issue *Danger of future development
- 22. Appeal is for 5 homes. Don't see how it fits with type of new homes required as numbers in NP. Site is far from services
- 23. Views are restricted by slope already. Not a loss of the NY Moors. Good site choice
- 24. Good site minimal impact on other people
- 25. I agree (see 24)

Q10. Comments on Enterpen

1. Busy road - poor access. No garage - reverse onto. Main road - accident waiting to happen
2. 1. Huge risk of site being further developed in the future. 2. Damage to views of hills - one of the iconic views in the village
3. General to all sites - How do you limit the No of houses built if sites are 'bigger' than proposed housing Nos in the village plan. What happens in future years?
4. Yes (see 3)
5. Think this is an extremely important point (see 3) and based on past experience e.g. Langbaugh Road extension in 1987 has historically proved impossible
6. Problems of access including protection of the "open flag pole site" should be acknowledged - esp. when car parking is increased around the V Hall and sports sites
7. A classic case for further expansion OR application to vary planning condition because of viability
8. Open the door to many more houses
9. Enterpen Substantial on road (& footpath) parking A number of houses do not have garages & must reverse onto Enterpen
10. Thin end of the wedge

Q10. Comments on Enterpen /Cont...

11. Highways & pedestrian safety does NOT appear to have been taken into account. Enterpen very narrow & footpath on ONE side of road ONLY
12. This would add "new housing" into old part of the village - not in favour
13. Developing this site 'opens the gate' to the larger site of about 1000 houses
14. Once "boundaries" are breached there will always be potential for future development ie "whole site becomes developed"
15. Unsuitable: -Parking & bottlenecks on road; - access proposed through Flagpole site - village design statement?; - views & heritage impact unacceptable; - Belbrough Lane far better than this site
16. Conservation area, won't be viable unless more houses passed by time sheds demolished and extra parking provided. Develop won't take on 11 low cost and 9 other houses. With extra expense ridiculous site in already congested area. Conservation area means nothing!
17. Access thro Enterpen will be dangerous and chaotic. Doctors Lane is already a problem & in very poor condition
18. A good location & central to the village
19. This site would be an absolute disaster. -Parking problems; - Volume of traffic (particularly cyclists); - vista of hills for pedestrians
20. Traffic in Doctors Lane is already unacceptably high, particularly in view of the school here

Q10. Comments on Enterpen /Cont...

21. Vistas are supposed to be protected. This is one of the best views in the village and enjoyed by all walking along Enterpen
22. How can this process limit the development to 15-20 homes. How is this economical to the developer
23. 1) Is the access realistic given proximity to Doctors Lane? 2) How can you guarantee limit of development to the west of the site?
24. Parking problems when Village Hall and sports facilities are in use
25. All sites Boundaries to future developments - what is to stop more & more growth where there are no natural boundaries? - what is to stop Enterpen spreading down to Prestons garages?
26. How can planning approve the Enterpen site when they allowed only one dwelling on 3 acre site directly opposite and then limited to footprint of the demolished bungalow.
27. Sensible site - good walking links to village services
28. Opening up to larger site especially to make viable. Access, parking, heritage - much better alternatives did not come out on 25th Oct meeting – why
29. General to all sites Has Hambleton considered the general improvement to village infrastructure? E.g. roads, road safety, access, car parking, doctors, school capacity?
30. *Traffic major issue *Loss of view to hills *parking already a problem * Danger of future development

Q10. Comments on Enterpen /Cont...

31. Increased traffic along Doctors Lane to new Spar (past school entrance etc)
32. NOT in favour of this location. Enterpen/Doctors Lane already very busy/congested. Huge site & likely to expand- no guarantees this wouldn't happen. View & amenity ruined for parts of Enterpen
33. Not in favour. Not viable given complexity of site. Parking & congestion issues. No limit, natural boundary giving capability of growth larger than current village size
34. Sensible development but should link to proposal of 25 yrs ago which was subsequently withdrawn
35. Not in favour. Access on busy road with parked cars. Ruin open space with good views
36. Centre of village. Walking distance to facilities with footpath
37. 1) Access via Preston Farm entrance v. dangerous - always single lane with parked cars 2) Thin end of wedge - site could very easily be expanded enormously with visual, traffic & amenity problems
38. Good site - very close to village amenities. Essentially "in fill" rather than extending the village boundaries
39. I agree (see 38)
40. * Too big a development for village on farm land * Traffic is already very busy along Enterpen * If this goes ahead how much further will it spread onwards?

Q11. Comments on Paddocks End/Langbaurgh

1. Good site - close to amenity capable of taking all the houses
2. This is the most obvious site for development- near Spar/Cricket Club/pubs/doctors surgery etc.. The access should be from Garbutts Lane rather than Langbaurgh
3. Best choice by far
4. I agree (see 3)
5. sensible site for the village
6. A good site if access is from Garbutts Lane. Much safer than access via Langbaurgh
7. Paddocks End fits in best with existing developments and character
8. Good site which could easily take development for all 70 houses
9. Excellent site in the right location for development of the village long term- should take the bulk of the development - around a new village green
10. This is 1 site not 2

Q11. Comments on Paddocks End... /Cont...

11. Paddocks End/Langbaurch =?? Entrance/exit required from Langbaurch & Paddocks End. Safety issue congested already with only one exit from development
12. No desire to be dogmatic. I have faith in the group's objectivity in setting criteria. The 'best' solution will naturally flow from them
13. Best choice of all sites with the exception of the Station Lane/Play area site
14. This is the location where the village would benefit from a 'development plan' - with a separate roundabout access from Garbutts Lane. With a sensitive design it would become a desirable part of the village
15. Given location ie close to Spar & village facilities may be a site for more potential housing to fit needs of village
16. Location of Spar & footway to School a good choice
17. Location of existing facilities & infrastructure suggest that this may be the best place to accommodate any future requirements - sound choice
18. Development should be on outskirts with a road from Garbutts Lane
19. This site should ONLY be accessed from Garbutts Lane with a maximum of 30 houses and FOOTPATH only to the school
20. Best site by a large margin

Q11. Comments on Paddocks End... /Cont...

21. Agree (see 20)
22. Agreed (see 20)
23. Excellent site for many reasons including access, near the shops- infrastructure already in place and view of national park not restricted
24. This is the most suitable site - space for all building required - in the right location - Spar shop & school
25. Best site by far. Should be only site fo all future development as nea to services
26. Agreed (see 25)
27. Best site for devlopment by far
28. Best site for development
29. I agree (see 28)
30. A good site for a large development

Q11. Comments on Paddocks End... /Cont...

- 31. Best site of all - close to all amenities and limited impact on other people
- 32. Potentially a location for more in the future
- 33. But development should be one not two sites weighted towards Garbutts Lane and away from Langbaugh Rd
- 34. Most appropriate site by far - close to shops, school & village green amenities (hub etc)
- 35. Agree (see 34)
- 36. Best place to build good access, paths & roads

Section 3: Green Spaces & Settlement Character

Category 1 Green Spaces (several sites):

Sites included in HDC's Green Space consultation and recommended as preferred sites by HDC and supported by an NP Workshop.

Note: The recreation area but not the surrounding field is preferred by HDC. Only the recreation area is supported by the NP. Comments suggest that some participants thought the surrounding field was preferred.

Category 2 Green Space (Hundale Gill):

Site included in HDC's Green Space consultation. Not recommended by HDC but supported by an NP workshop.

Category 3 Green Space (Rudby Farm):

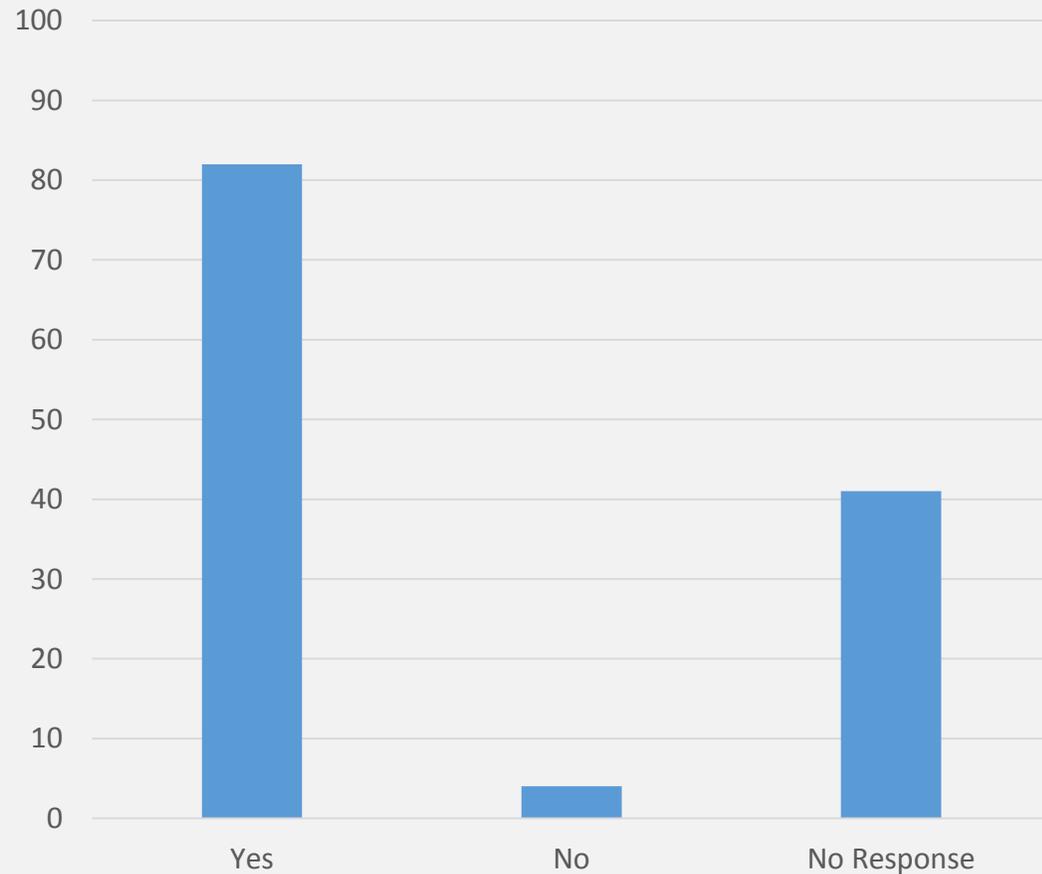
Site included in HDC's Green Space consultation. Not recommended by HDC. No determination made at NP workshop.

Category 4 Green Spaces (several sites):

Additional candidates identified through NP Settlement Character consultation work after HDC's consultation on Green Spaces.

Views & Vistas

Q12. Do you support these recommendations on Category 1 Green Spaces?



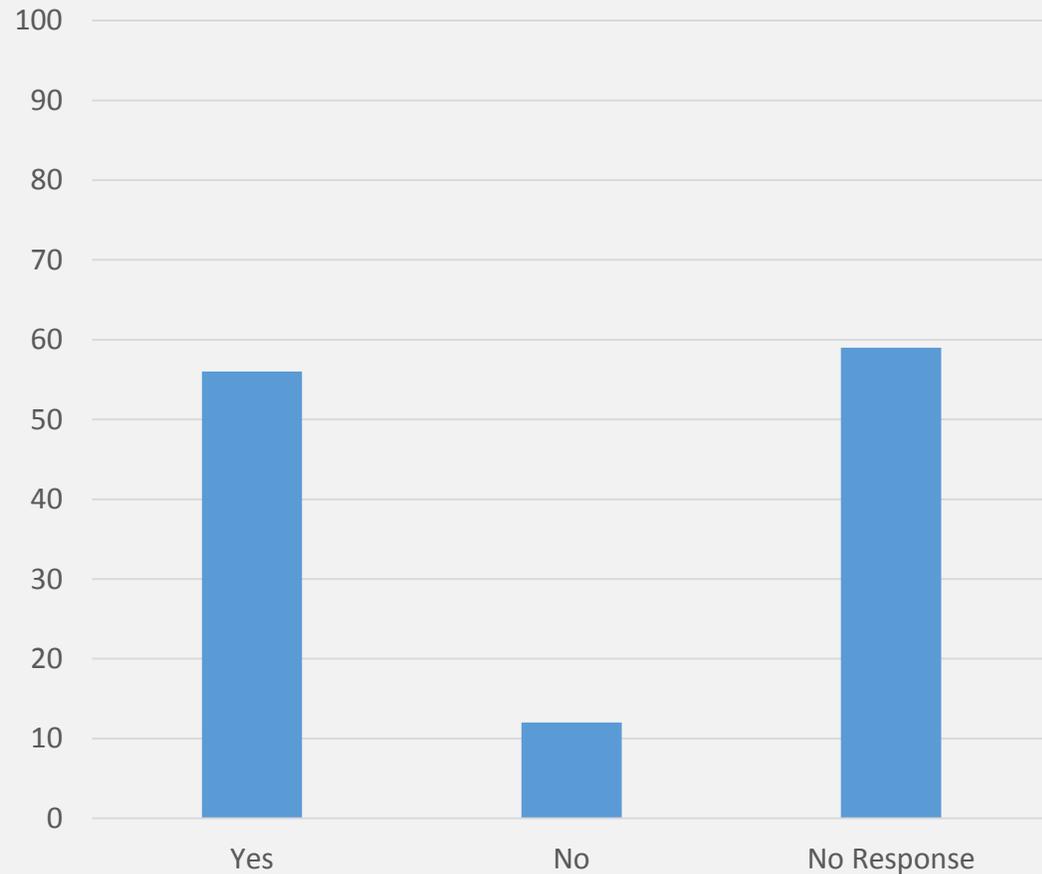
Site Reference	Site Address	Reason for (HDC) Decision
ALT/S/073/007/G	Land at All Saints' Church, incl. Moat	Historic significance
ALT/S/073/014/G	Hutton Rudby Cricket Ground, Garbutts Lane	Recreational value
ALT/S/073/015/G	Allotment Gardens, Goldie Hill	Recreational value
ALT/S/073/016/G	Land South of River Leven, Hutton Bank	Recreational value, historic significance and richness of wildlife
ALT/S/073/017/G	Land Including/Surrounding Village Green, South Side	Historic significance, recreational value and beauty
ALT/S/073/018/G	Land At North End	Historic significance, recreational value and beauty
ALT/S/073/019/G	Northern Section of OS Field 4548, Belbrough Close	Part of site has recreational value; majority of site not locally special - Preferred site - Playing field
ALT/S/073/020/G	Section of Woodland Between Sexhow Lane and River Leven	Recreational value and richness of wildlife

Q12. Comments on Category 1 Green Spaces

(Comments on Belbrough Lane colour coded in GREEN)

1. Most obvious site for housing - walking distance to village ok & school now that we are building needs to be looked at AGAIN
2. This site ALT/S/073/019 etc is not the site to be developed - others are far superior due to the many comments made. To lose the views from all directions would be a disaster
3. ALT/S/073/019/G When we first came together we were trying to stop development in H/R. Now that this is going ahead anyway, this site needs to be re-considered and this should be known to villagers. Good site for development
4. ALT/S/073/019/E Is the best site - walking distance to the village hall and school. Views can be maintained of the hills according to the developers plans
5. I assume the detail is for information - What's required is agreement on the basis for decision making
6. Agreed (see 5)
7. Sports area easily moved to a.n.other location
8. Some green spaces could be relocated e.g. cricket club or allotment and land freed for development
9. ALT/S/073/01 + ALT/6/073/0 Site and visual amenity is valued by almost all the community. This needs protecting to ensure the approach to the village remains special and unique
10. ALT/S.073/019 This space is a vital visual amenity (Traffic from P of Potto and dangerous T-junction on Station Rd/Bel Lane and considerable distance from newly located Spar means this IS NOT the site to be developed
11. Poor site for development There's more to life then money, do not destroy precious visual amenity ALT/S/073/019/G
12. An obvious site(s) 012/005 with good access and easy links to the Spar & school. Need foot/cycle way to Belbrough/Lang'

Q13. Do you support the proposed designation of Hundale Gill as a Green Space?

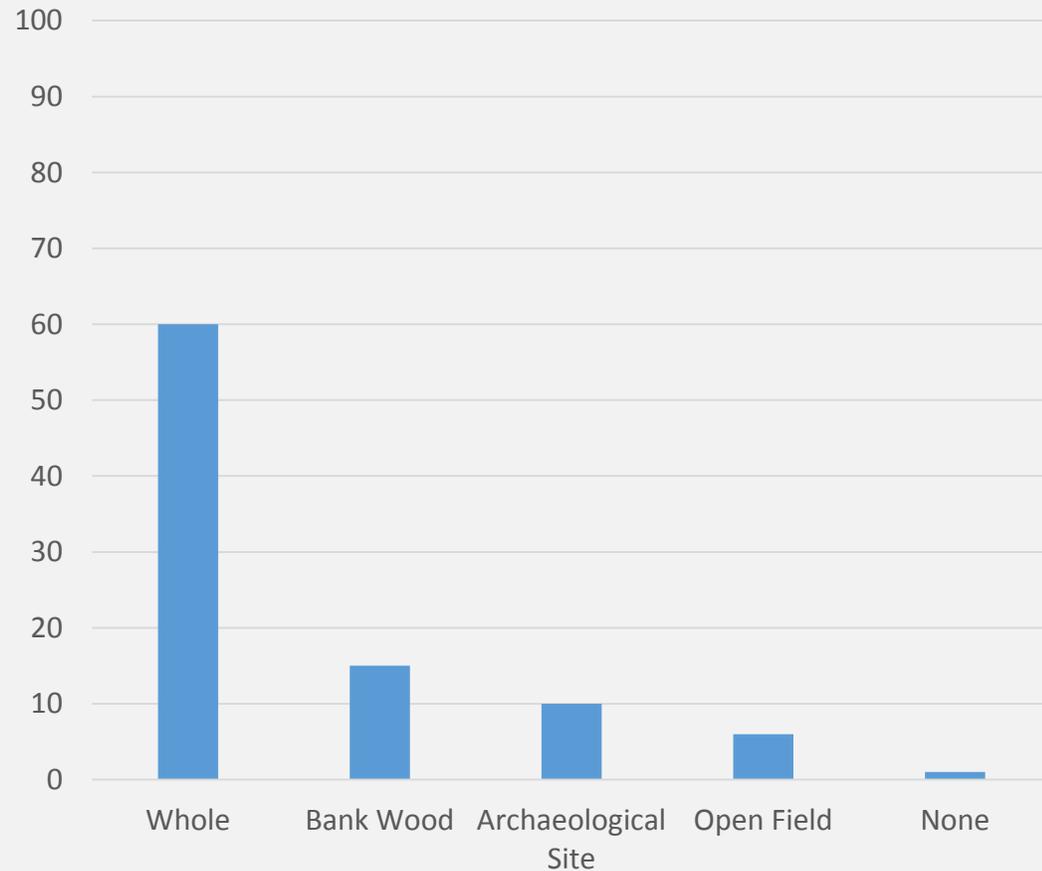


Site Reference	Site Address	Reason for Decision
ALT/S/073/022/G	Land Along Hundale Gill, Running North to River Leven	Hambleton rejected as "Private, no access" Workshop supports "Public footpath crosses area; important River Leven tributary; wildlife corridor"

Q13. Comments on Hundale Gill Green Space

1. Not currently used as green space - in private gardens
2. Good plan to get rid of these sites for future consideration
3. Not a green space
4. Hundale Gill is in the garden of most of the adjoining houses. How can it be a public green
5. Hundale Green is not a green space
6. Important to get these green spaces classified at this stage
7. Part of peoples gardens?
8. Gardens not accessible to general public/public unaware of access - smaller site for green space
9. Poor public access The Gill is simply behind Glendale & Hundale is simply a drainage culvert (often with parts of gardens). The part further (N) near the river may warrant green space designation

Q14. Would you wish to designate Ruby Farm as Green Space in whole, part or not at all?

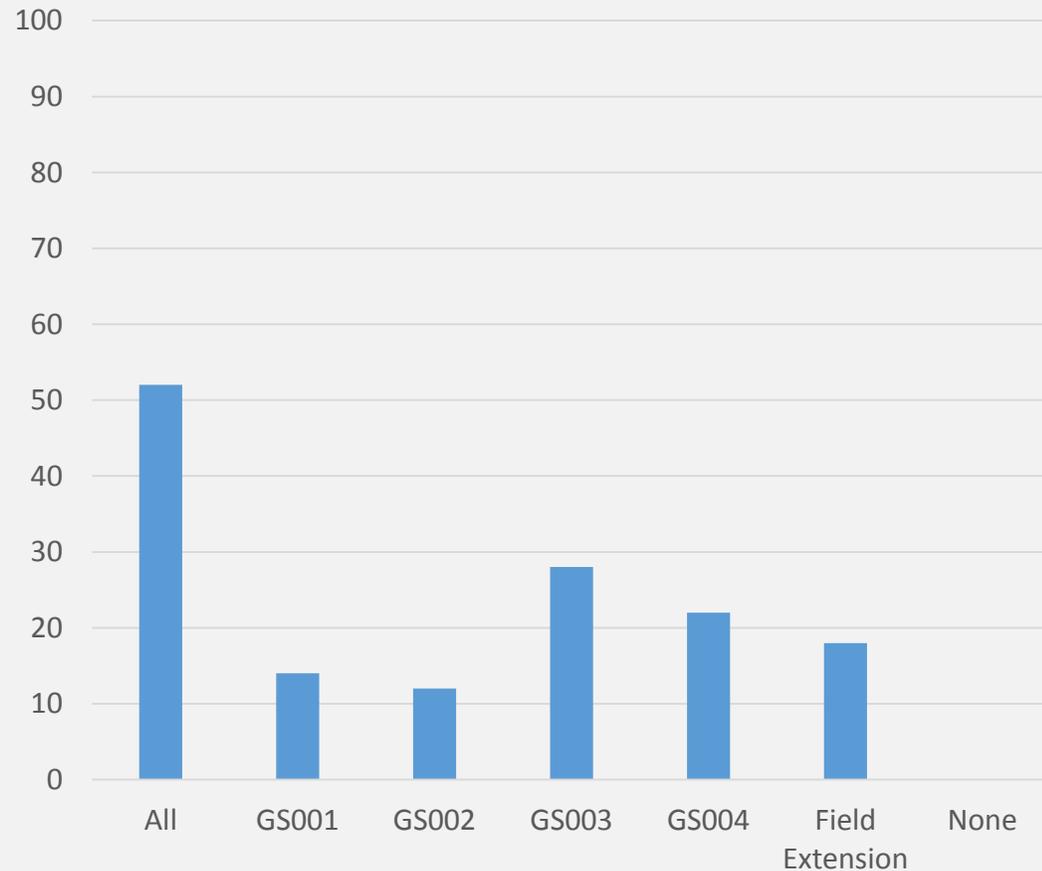


ALT/S/125/004/G	Bank Wood Blue Barn Lane and OS Fields 0006 and 0100 Rudby Bank	Hambleton rejected as "part of the site is subject to a planning application, so not all of the site will be appropriate for designation - re-submission of a smaller area would be necessary". Not a preferred Steering Group site. Now seeking workshop views; Options - Recommend whole, part or none
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Q14. Comments on Rudby Farm Green Space.

1. Open field should not be classified as green space, similar to many other fields backing onto village
2. Agree to this (see 1)
3. ditto (see 2)
4. Agree (see 1)
5. Agreed (see 1)
6. This site should be reviewed - looks like it could be contained

Q15. Do you support these recommendations on Category 4 Green Spaces?



Site Reference	Site Address	Reason for NP Decision
GS001	Open space at junction of Linden Crescent and Linden Close (northern)	Recreational value
GS002	Open space at junction of Linden Crescent and Linden Close (southern)	Recreational value
GS003	Bowling Green, Tennis Courts, and play area behind the Village Hall	Recreational value
GS004	Flag Pole field not already allocated for development	Scenic views; Landscape protection area
Alt/S/073/016/G	Extend area South of River Leven to incorporate public footpath and rest of Honeyman's Field	Recreational value, historic significance, and richness of wildlife

Q15. Comments on Category 4 Green Spaces

1. How can flag pole field be green space? Private field with only one or two houses having scenic view.
2. Agree (see 1)
3. Agree (see 1)
4. Except that anyone walking along Enterpen has the benefit of the view; i.e. public view
5. A large number of people stop & look at flagpole view
6. Yet the owner wants to develop it (see 5)
7. Agree with this view from Enterpen v. important (see 5)
8. Note that the land at GS002 - southern end of Linden Close/Linden Crescent is owned by the houses adjacent. It shows up on the land registry documents
9. Flagpole field was agri land originally Richard reclassified it as a green space and no building etc. so should stay this way!

Q16. Comments related to views

Note: There is no right to a private view in planning. All private views submitted will have to be discarded irrespective of their scenic quality.

1. Views enjoyed by everyone walking along Belbrough Lane -> ?? out of the village
2. and Station Lane which many people use (see 1)
3. I agree (see 1 & 2)
4. Visitors to the tennis club value the area/views when playing
5. Many people in the village and surrounding area often walk Station Lane to Potto for recreational purposes because of the views encountered on route. One of few walks with un-obstructive views over fields to the hills!!
6. Views across playing field to the hills are only enjoyed by those houses on Belbrough Lane
7. Agree entirely (see 6) and the process is being driven by someone on the road who does not want to lose his view
8. I refute (see 7) this comment - the guys who are leading the NP are doing so in a professional & unbiased way. They should be congratulated.
9. Agree (see 8)
10. Agree (see 8)
11. I agree (see 8)
12. I agree (see 8)

Q16. Comments related to views /cont...

13. Lovely views from Sexhow Lane to Goulton footpath used by many walkers and dog walkers
14. There are lovely views that go from the style at the Grove to the chicken farm
15. Agreed (see 14) Also three ticks on note
16. View from Seamer Lane over Rudby
17. View from Blue Barn Lane towards Noors + Rosemary Topping
18. View(s) from path behind Rudby Lea
19. Views from Bel. Lane across fields are enjoyed by runners, cyclists, motorists and walkers - and those who rest on the seat provided for enjoying the amenity!
20. Agree (see 20)
21. Why has a hedge been recently planted after the original one was remove - because the developer is keen to block the vista to promote development criteria.
22. Agree!! (see 21)

Section 4: Miscellaneous Policy Justification Questions

Purpose of questions was to test whether there is evidence of support for a policy

Q17 - Open Space around footpaths

Suggestion made by a workshop participant.

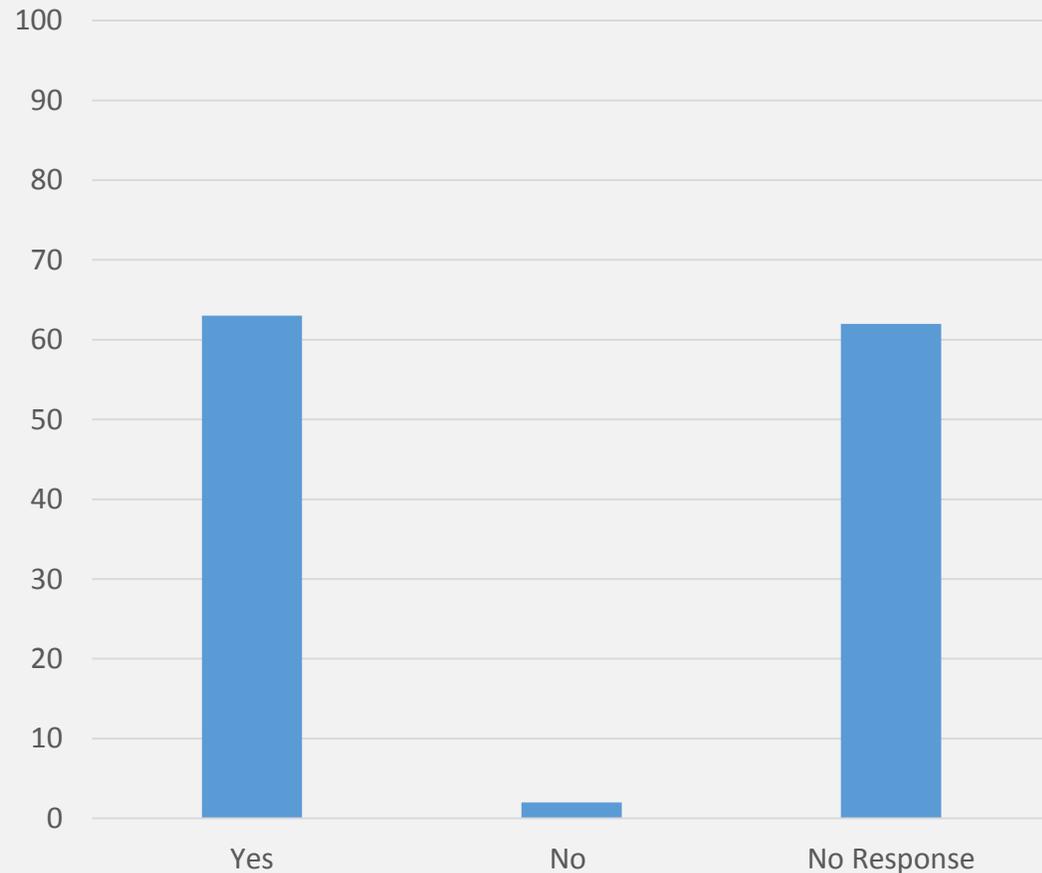
Q18 – Buffer zones around water courses

Suggestion originated in workshops – potential amenity value and water quality benefits
Sometimes required for flood management reasons.

Q19 – One out / One in tree replacement

Concerns about loss of tree cover raised many times
Planning applications for tree works / removal are common
This is not related to site selection

Q17. When considering site layouts, e.g. in site design briefs or planning applications, would you support a policy of maintaining an open space alongside public footpaths?



Contextual Information Displayed

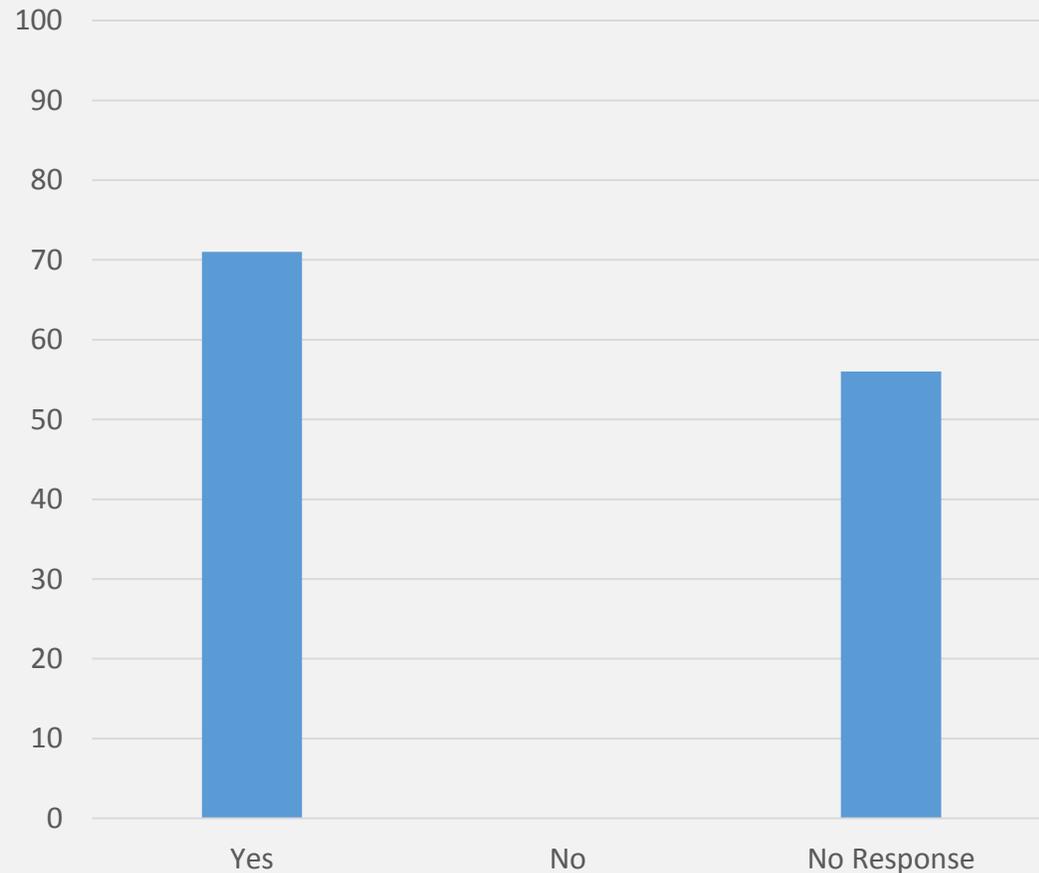
The Parish is well endowed with public footpaths.

At a workshop it was suggested that an open space should be kept alongside any public footpath affected by a development

Participant Comments

Generally speaking, yes. But it's a bit of a blanket statement! There might theoretically be exceptional circumstances. Need to be qualified: "generally" or similar word

Q18. When considering site layouts, e.g. in site design briefs or planning applications, would you support a policy of maintaining an undeveloped buffer zone around watercourses?



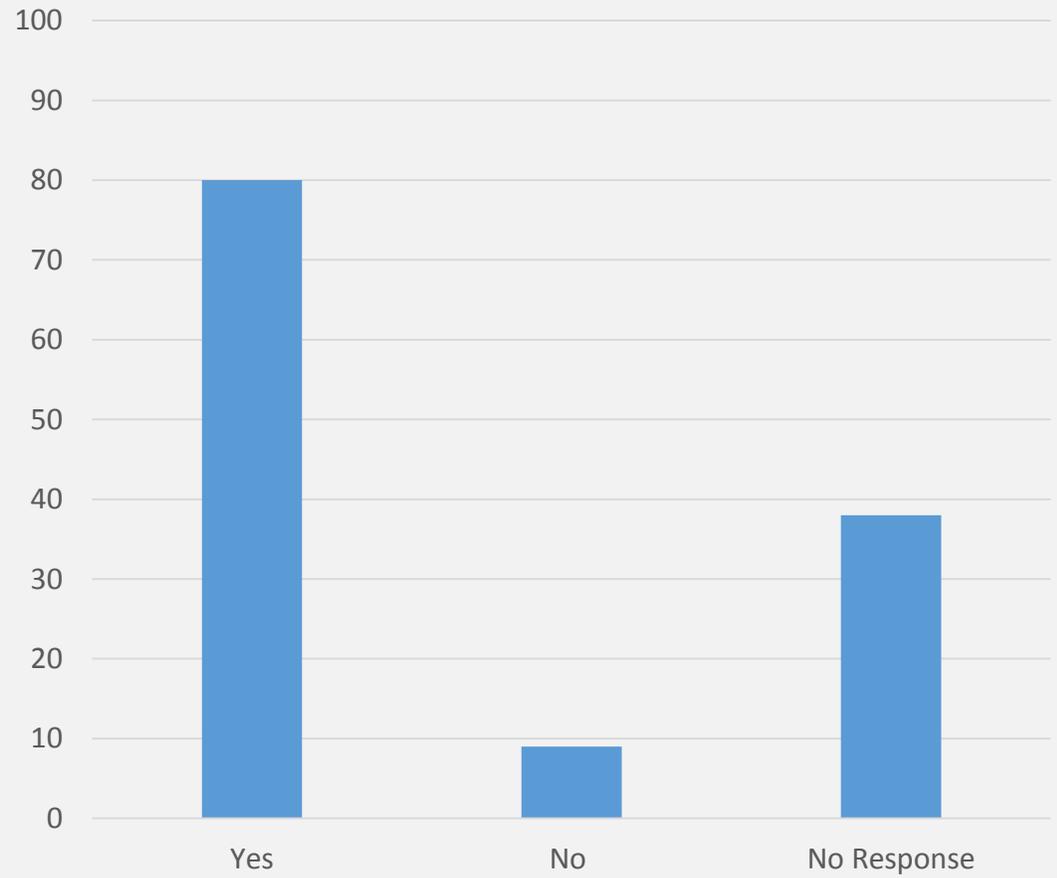
Contextual Information Displayed

The River Leven and its tributaries are a feature of the Parish. Hambleton's Landscape assessment (p28) notes that "Rivers are important green corridors, and the Leven is well supplied with woodland, with potential to provide further links into the wider landscape".

Participant Comments

1. If definition of water course is River Leven and not a Gill in someone's garden
2. It should include all water courses
3. I think we should be clear to differentiate between the rivers and natural watercourse (e.g. behind the graveyard wood) and watercourses that have been reduced in amenity such as the Hundale Gill that has been culverted/incorporated into gardens and now is simply a drain

Q19. Would you support the policy requirement that any tree removed in the conservation area is replaced by a native tree being planted in the conservation area?



Contextual Information Displayed

Approval from Hambleton's planning department for the removal trees in the conservation area is a regular occurrence. The loss of 10 trees a year would result in the loss of 100 trees over a decade.

Q19. Comments

1. Mature trees should not be removed to develop a site - they form the nature of the village
2. Trees in conservation area should not be chopped down - then no need to replace them!
3. Agree (see 2)
4. Do not remove them in the first place
5. Old established trees should not be removed to develop a site. Choose a site that isn't in a conservation area. With protected trees, putting in a few saplings isn't going to compensate
6. Policy should also include trees in village that have TPOs on them
7. Need to define native tree better. Traditional broad leaf trees - oak, ash, elm, etc. Not decorative trees. Not sycamore - it's a weed
8. Trees should be protected by TPOs. If replacing "old" trees then a level of maturity should be defined in the newer tree; e.g. trunk circumference of 14-16 cm for example
9. Protected trees or trees in conservation area should not be removed simply to aid development
10. Agree (see 9)
11. Also agree (see 9)
12. Replacement tree should have maturity

Section 5: Housing Questions

Purpose of these questions were to investigate policy preferences and to provide guidance to the Steering Group on issues which may arise in development of Site Design Briefs.

Q20 – Affordable Housing

Investigates options which might influence the number of affordable delivered.

Q21 – Housing Mix

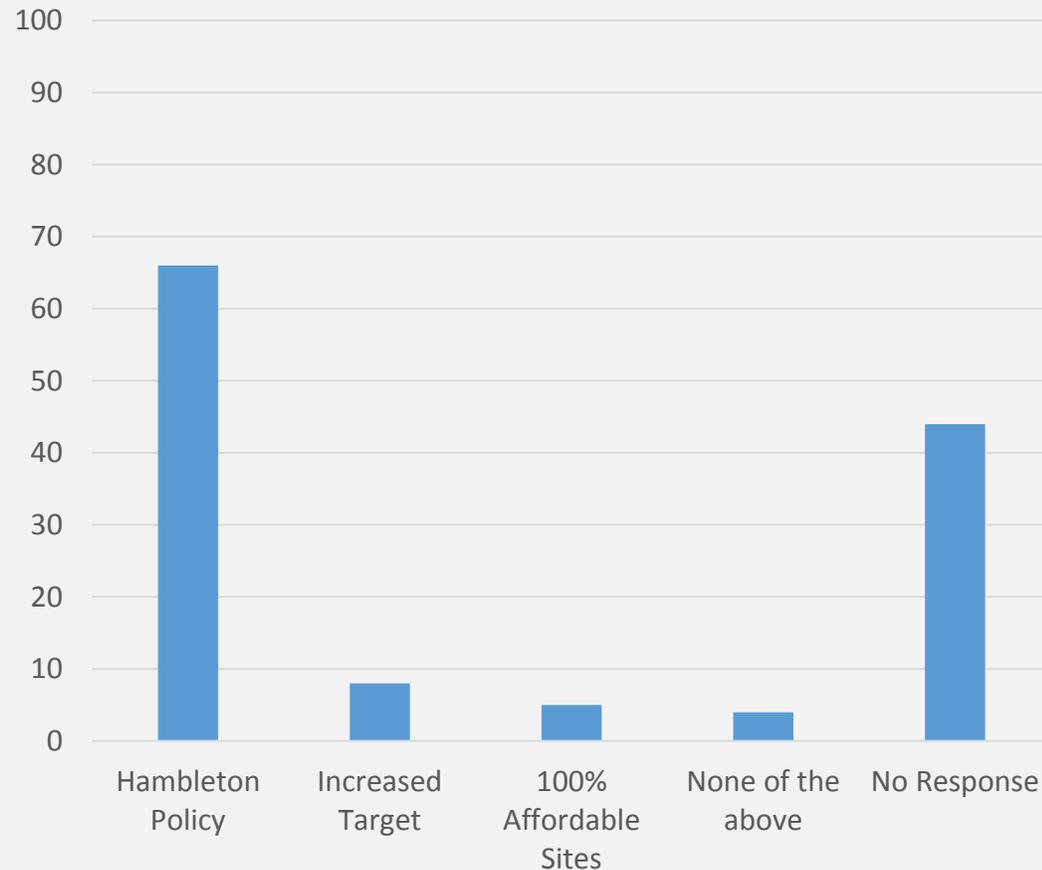
There was a low rate response to this question.

Concern that it was poorly phrased, and supporting information caused confusion.

Q22 – Viability / Mix Options

This question investigates attitudes to options for improving site viability that might be put forward by site promoters.

Q20. With respect to affordable housing which option would you wish the Steering Group to follow?



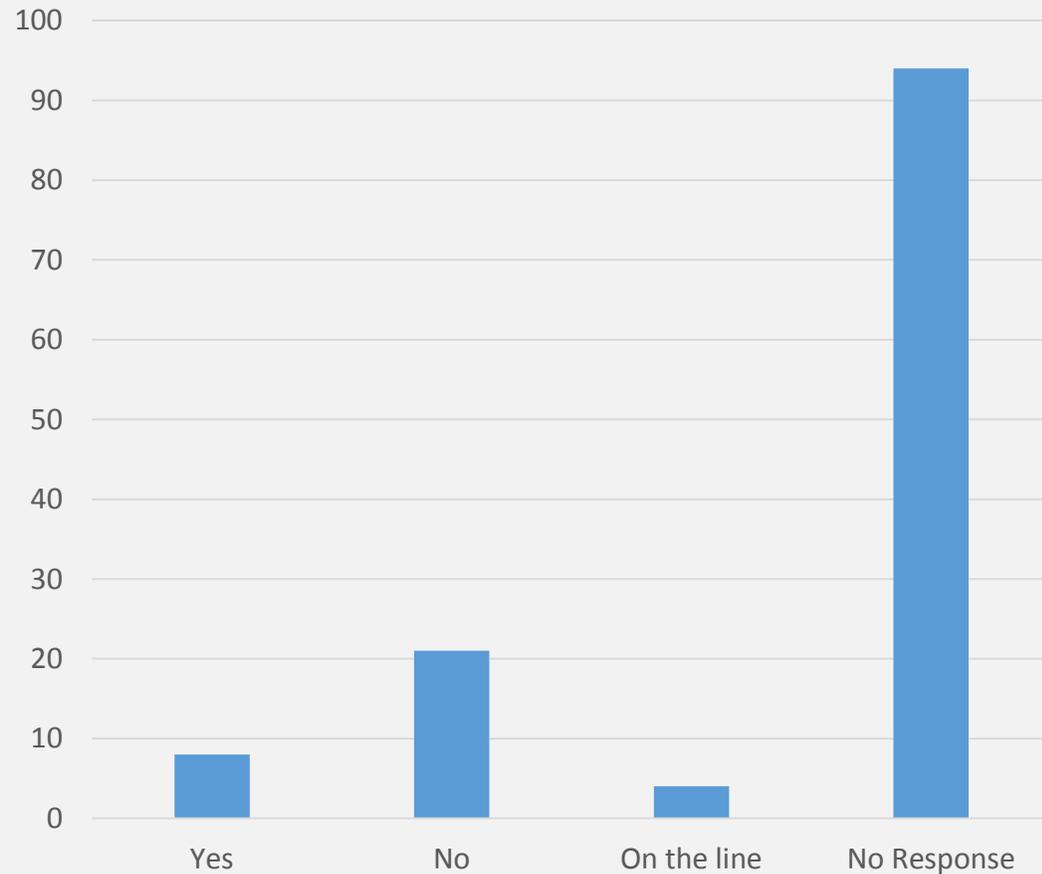
Contextual Information Displayed

Hambleton's proposed policy is a target of 30% affordable housing on all sites with greater than 10 homes. This would be expected to deliver approximately 21 affordable homes in the Parish if all sites deliver 70 homes at the full 30% contribution. Hambleton's housing survey suggests the demand for affordable homes may be twice this number.

The Neighbourhood Plan could

- a) aim to deliver affordable housing in line with the Hambleton's proposed policy,
- b) increase the delivery of affordable housing by increasing the total housing target,
- c) increase the amount of affordable housing delivered by having some 100% affordable sites (similar to Paddocks End),
- d) none of the above

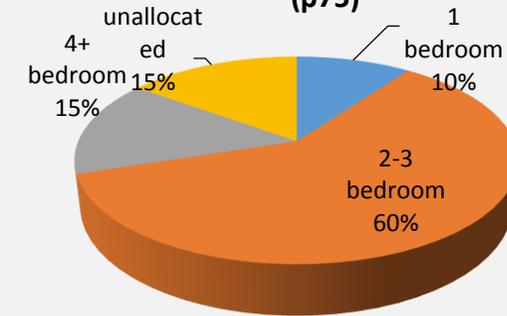
Q21. Do you support the housing mix for each site being in line with Hambleton's proposals?



Hambleton's Proposal

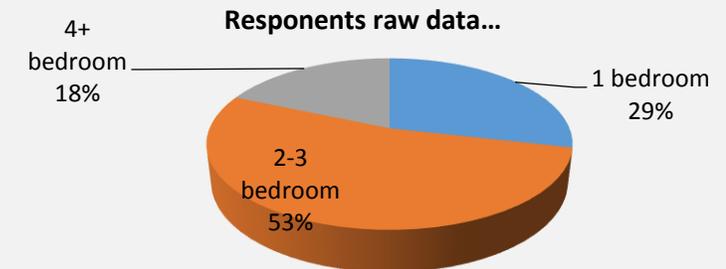
based on minimum percentage numbers

Preferred Options Consultation -Part 1 (p75)



Ratio of Supported House Sizes

Parish questionnaire



Q21. Comments

1. Demographics of HR are clear - shortage of housing for local young people that is affordable with secure tenure. This is essential to prevent HR becoming a ghetto for those who can afford to live in the village but work elsewhere
2. I've suggested in the past that a small number (6?) of units should be offered to eligible and appropriate refugee families. We seem to be approaching the point at which this should be considered
3. Plenty of affordable housing in the area
4. Really? (see 3)
5. and again really (see 3). Where are they?
6. Would query the 'reported' need for the level of affordable housing reported - there are 2 bedroom houses at Paddocks End which have gone to single people in their 20s - more a question of want, not need.
7. The NP is to be developed by the community within HDC guidelines - if reasonable then questionnaire results should take precedence
8. Site mix should be determined by need ie location of site. Ie close to Spar for less mobile etc
9. Do we really want to see 20 houses (29% of 70) as only 1 bedroom properties? It doesn't feel right for the future of the village.
10. Could HDC/Planning adopt a flexible "according to need" policy on future sites?

Q21. Comments /Cont...

11. Strongly support maximising affordable housing in line with perceived needs. If people - notably children of future residents - want 1-bed accommodation, so be it. We shouldn't be into social engineering
12. Agree (see 11)
13. Not only young adults who may require 1 bedroom properties
14. There are at least a dozen young adults in the village that have additional needs that are sons and daughters. We want them in the village in housing they can afford to live in.
15. Either comply with the requirements of the community or 'goodnight Gracie'
16. As long as the developer keeps to the number of affordable housing agreed - don't let them change their minds after they've been granted permission
17. I agree (see 16)
18. Increase either percentage in each development to 35-40%
19. Housing mix for each site should reflect individual benefits/opportunities of each site to meet aspects of the overall parish requirements

Q22. *If a site is seriously struggling for viability please rate these alternatives 1 to 3 where 1 is your most favoured and 3 is your least favoured option.?*

	1 (most)	2	3 (least)
Increase % larger houses	13	3	23
Reduce % affordable houses	3	3	27
Eliminate the site and allocate the houses to another site	46	2	12

Contextual Information Displayed

“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, ... provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

If viability concerns emerge during the assessment of a preferred site, it may be possible to resolve these by increasing the number of larger houses, reduce the percentage of affordable housing, reduce the number of sites to create larger sites, etc.

Section 6: Site Design Brief Questions

These questions were intended to generate evidence of community preferences to assist in the development of site design briefs for the Preferred Sites.

This does not mean that the Preferred Sites have met all the requirements for allocation, and as further evidence emerges some or all of them may need to be eliminated for viability or technical reasons.

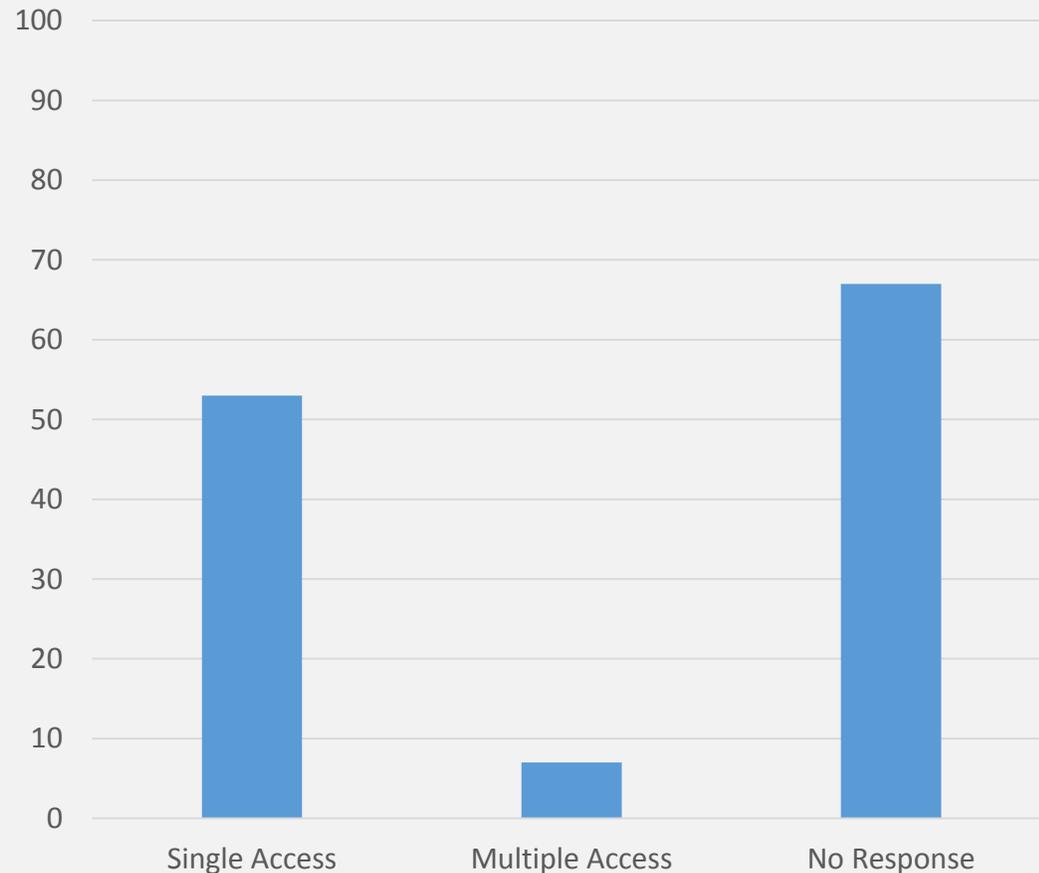
Q23. Do you believe Stokesley Rd site is particularly suited or particularly unsuited for a certain type of property?

	Particularly Suited	Particularly Unsuited
Bungalows	11	7
Small family homes	46	4
Large family homes	8	8
Self build plots	8	11
Homes for people who have retired	6	25
Supported/sheltered living	5	25

Contextual Information Displayed

All sites will have a mix of housing size and type. Holiday homes and Park homes both received less than 5% support so have been eliminated from consideration.

Q24. Would you support single or multiple access?



Contextual Information Displayed

The proposed site on Stokesley Road could have one access or multiple accesses (e.g. similar to the application currently at appeal).

Participant Comments

1. Makes no difference given volume of traffic if it's a single or multiple access
2. Neither: This is a site that could fall outside the 30 mile boundary - it is not suitable for access for either single or multiple access.
3. This site is far from anywhere useful in terms of services. The new houses should be located close to Spa in the one area.
4. Agree (see 3)

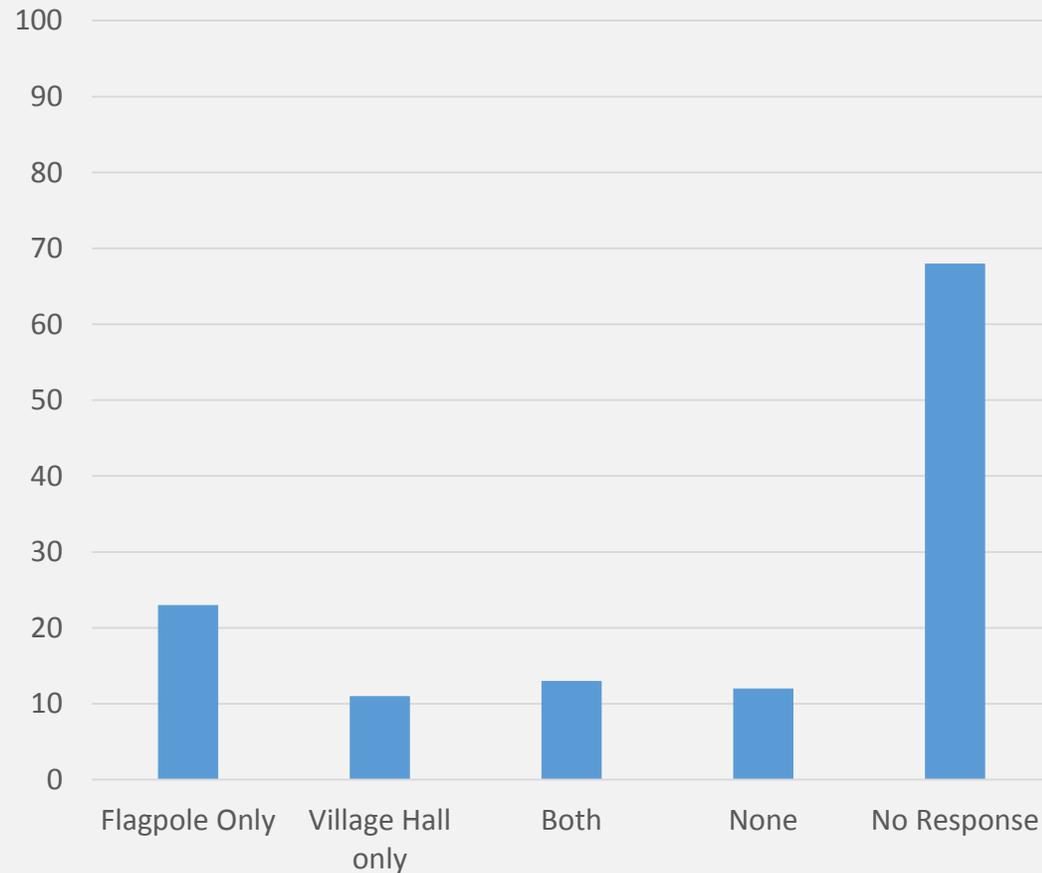
Q25. Do you believe Enterpen site is particularly suited or unsuited for a certain type of property?

	Particularly Suited	Particularly Unsuited
Bungalows	21	9
Small family homes	22	10
Large family homes	10	19
Self build plots	3	13
Homes for people who have retired	19	12
Supported/sheltered living	20	15

Contextual Information Displayed

All sites will have a mix of housing size and type. Holiday homes and Park homes both received less than 5% support so have been eliminated from consideration.

Q26. *Would you support one or two access points [to Enterpen]?*



Contextual Information Displayed

The Enterpen proposal has the possibility of two accesses; namely, the Flag Pole field and the Village Hall end.

Note:

The option “none” was added as a “write in” by a participant, and is reported for completeness. However, this response is in effect an objection in principle to the site being selected, so does not fit within the context of the question.

The purpose of the question was to determine preferences for access if the site was to be developed.

An opportunity to raise objections in principle had already been provided in Q10.

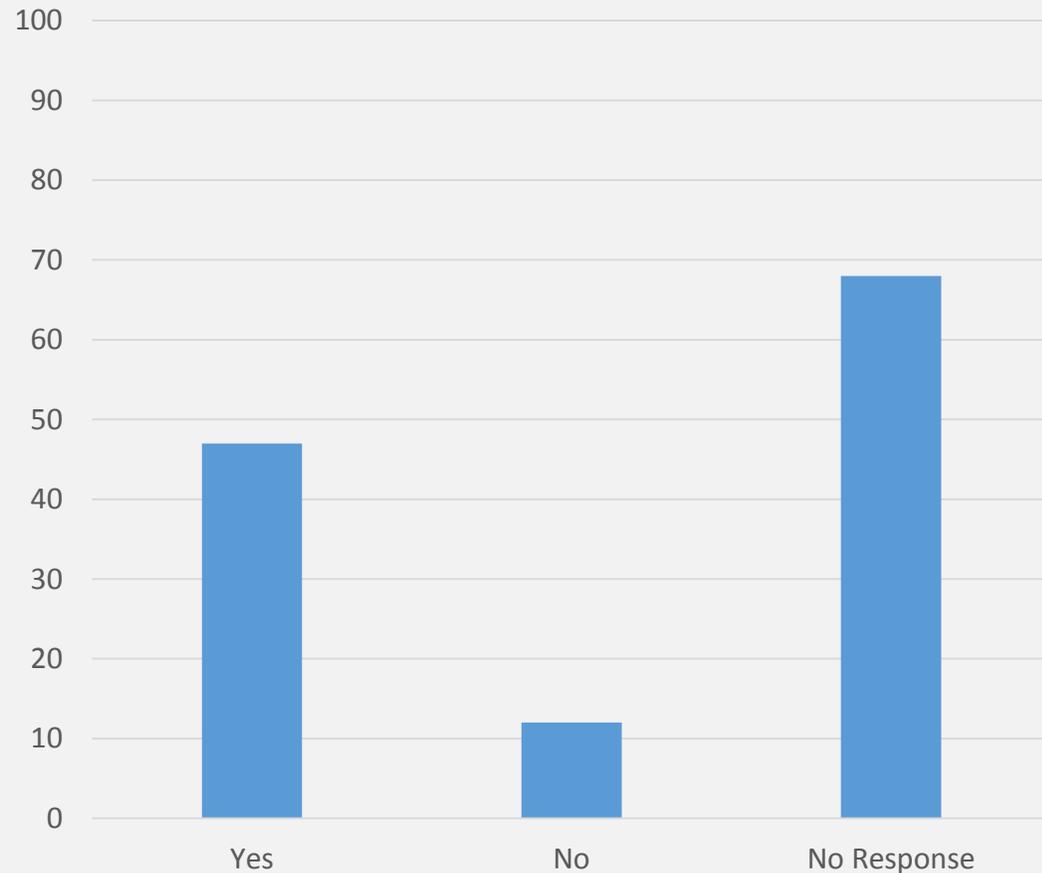
Q26. Participant Comments

1. Should be an option - None of the above
2. Twelve dots appear on comment 1
3. Or are both access points unsuitable?
4. One dot appears on comment 3
5. Flag pole field. The remaining after new house is built is now designated landscape protection area so now could access go in there!
6. Both these access points to the Enterpen site are problematic & both face access roads on the opposite side of the main road i.e. problems of traffic and car parking. The Flagpole site was listed in the HRVDS as of "public value".
7. Agree (see 6)
8. Both access routes have problems. Too much parking there is an event at the village hall. Problems emerging from Doctors Lane. Flagpole site listed as "public value". Also an important view for the village.
9. Also don't believe this should be one of the sites selected
10. I agree (see 9)
11. Agree (see 9)

Q26. Participant Comments /cont...

12. Agree (see 9)
13. Busy road, on street parking, bends. What are you thinking of
14. Can only support flag pole end if there is a guarantee of it not opening up site for further development
15. Agree (see 15)
16. I don't believe this should be one of the sites selected
17. Both access points problematical. Busy road - cars parked - dangerously busy in school hours. Will you take responsibility when an accident will surely happen
18. Concerned over access routes to Enterpen, particularly with respect to speeding traffic, HGVs and street side parking. Disagree that this should be a proposed site!
19. Question suggests mind made up that this is a suitable site
20. Excellent site close to all village amenities either access would be good, perhaps both to allow easy access
21. Can't believe it is ever being considered for planning
22. Agree (see 1)

Q27. If there was only one vehicular access to the proposed Enterpen site, would you support a pedestrian/cycle access through the other access point?



Note:

Again some participants submitted objections in principle to its selection as a Preferred Site.

As with Q26, the purpose of the question is to determine preferences for access if the site was to be developed.

An opportunity to raise objections in principle had already been provided in Q10.

Q27. Participant Comments

1. Flag pole field - one of the best views in the village for pedestrians
2. Agree (see 1)
3. Agree (see 1)
4. Shouldn't be one of the selected sites. Put an extra 10 houses on the other 2 sites. Leave conservation area alone.
5. I agree (see 4)
6. I agree (see 4)
7. Agree too! (see 4)
8. The owner of the field doesn't agree with you (see 1 and 4)
9. Don't support any of the accesses. Already a busy road & would cause too many problems. Very dangerous.
10. Both access points unsuitable as parking, traffic flows too high

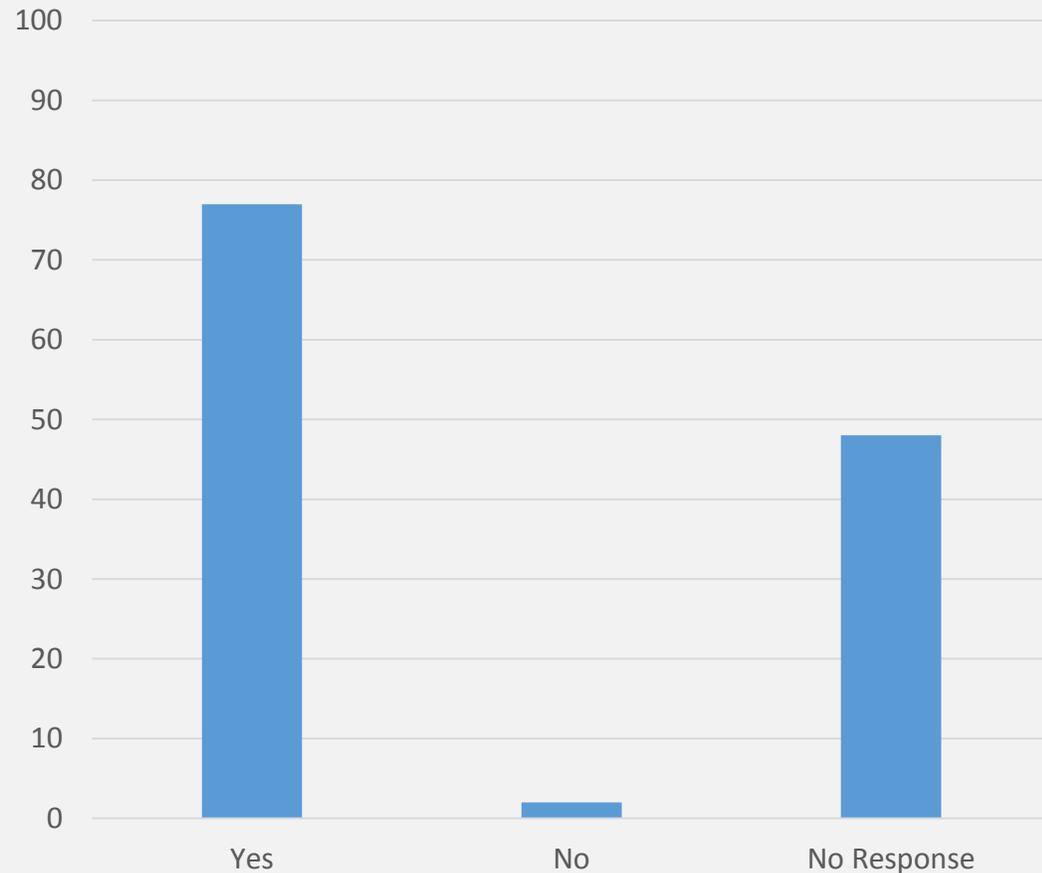
Q28. Do you believe Paddocks End/Langbaurgh Rd sites are particularly suited or unsuited for a certain type of property?

	Particularly Suited	Particularly Unsited
Bungalows	43	0
Small family homes	40	0
Large family homes	7	11
Self build plots	0	7
Homes for people who have retired	47	0
Supported/sheltered living	43	1

Contextual Information Displayed

All sites will have a mix of housing size and type. Holiday homes and Park homes both received less than 5% support so have been eliminated from consideration.

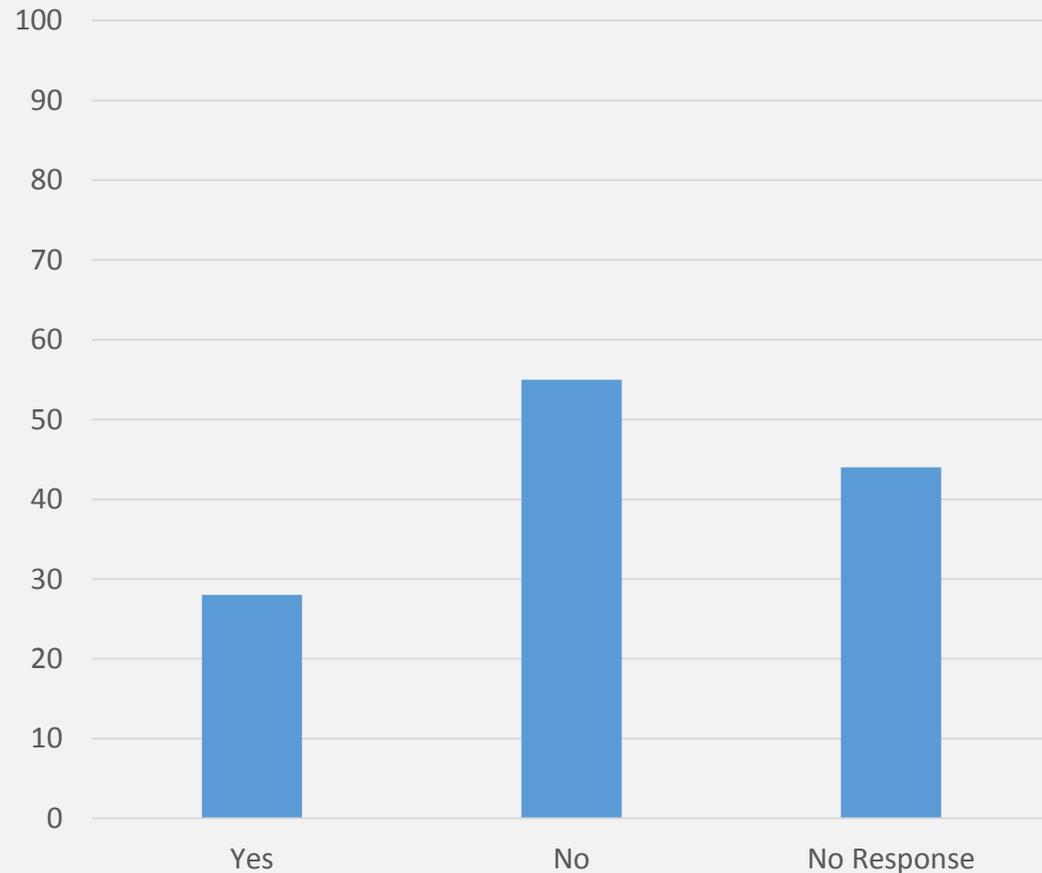
Q29. *Would you support the creation of a footpath and cycle path linking Paddocks End and Langbaurgh Rd?*



Participant Comments

1. Footpath only
2. Footpath only
3. Yes as long as there is no vehicular access as well
4. Footpath and cycle path would reduce traffic - to be welcomed. NO ROAD ACCESS should come through LANGBAURGH ROAD due to problems with school traffic
5. Reduce the traffic on Doctors Lane if this path was provided

Q30. *Would you support the creation of a road link between Paddocks End and Langbaurgh?*



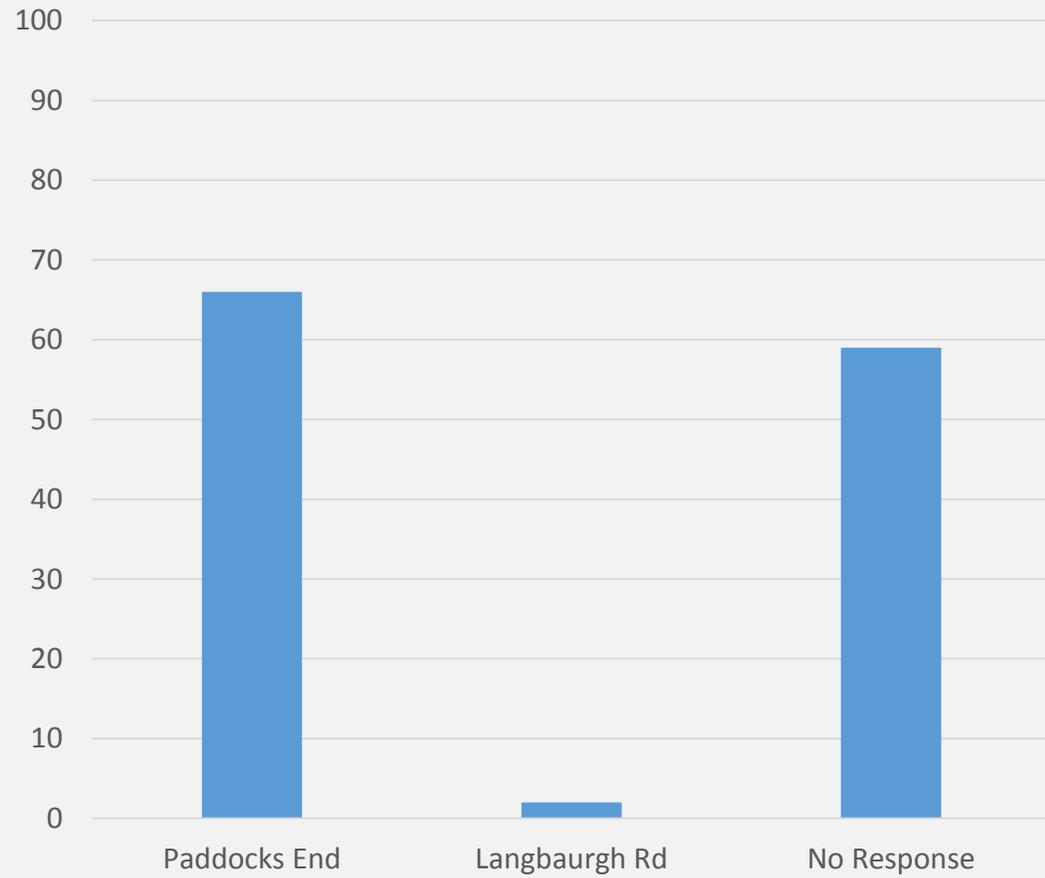
Participant Comments

1. Fire access; reduce traffic into village
2. It would become a rat run
3. Absolutely not. See comments below on traffic
4. Not necessary. Single access off Garbutts Lane as at Stokesley roundabout
5. It would create a rat run and increase car use and therefore pollution
6. Suggestion of relocating school to Potto Lane so could build here and alleviate traffic issues.
7. NO Too much traffic in Langbaurgh Rd together with school traffic *One sticker on comment*

Q30. Participant Comments /cont...

8. Too much traffic already - creates a at run
9. No. Already a lot of vehicles in Langbaurgh Road - and many children in the area as school is close & could be dangerous as well as very many vehicles parked in the area
10. Agree (see 9)
11. Langbaurgh should be isolated by vehicular access - ok for a pedestrian route
12. What about the extra traffic coming down Langbaurgh Road especially at school times when the corner of Willins Close and Langbaurgh Road is chaotic. Has anyone been at school times to observe the traffic
13. How about moving the school and converting the building to retirement homes?
14. *addition to 13 above* Utilising existing facilities for dining/recreation
15. Traffic already is already fire access into the Yuill houses at top of Langbaurgh. This is from Belbrough Lane and ?? When this devpt built in 1987
16. Yes, take some of the strain from Doctors Lane
17. As a community we may have found the exercise exhausting and difficult but in 18/20 years our successors may well be going through a similar process? If we develop from Paddocks End along Garbutts Lane then we may also have a solution for the future

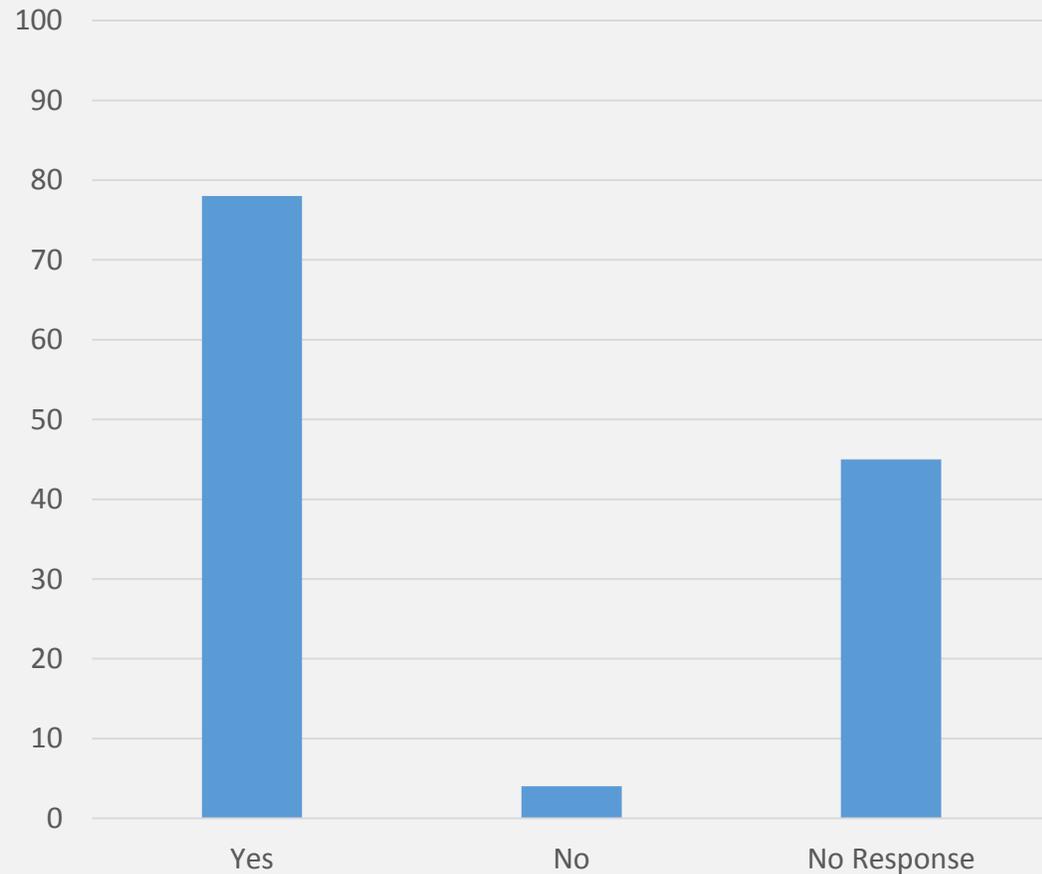
Q31. *If there is only access [to Paddocks End/Langbaurgh Rd sites] from one side which would you prefer?*



Participant Comments

1. What about a roundabout on the Crathorne Road. - guaranteed to slow traffic - single entrance - footpaths from site to school, chops, sports amenities
2. It is important to recognise that the current traffic ?? In Langbaurgh Road - particularly at school times - is far too high for a residential development and the fact that the road runs downhill towards Eden Park & Willins Close at the school entrance means that speeds are often excessive - an accident waiting to happen!! Therefore NO access in Langbaurgh
3. Believe it would be better for all 35/40 houses to be built on a single site not separated by a large gap. With access from Garbutts Lane thus leaving Langbaurgh unaffected and giving easy routes out of the village and pedestrian access to school.
4. Agree entirely (see 3)

Q32. Do you support a phased development for these two sites?



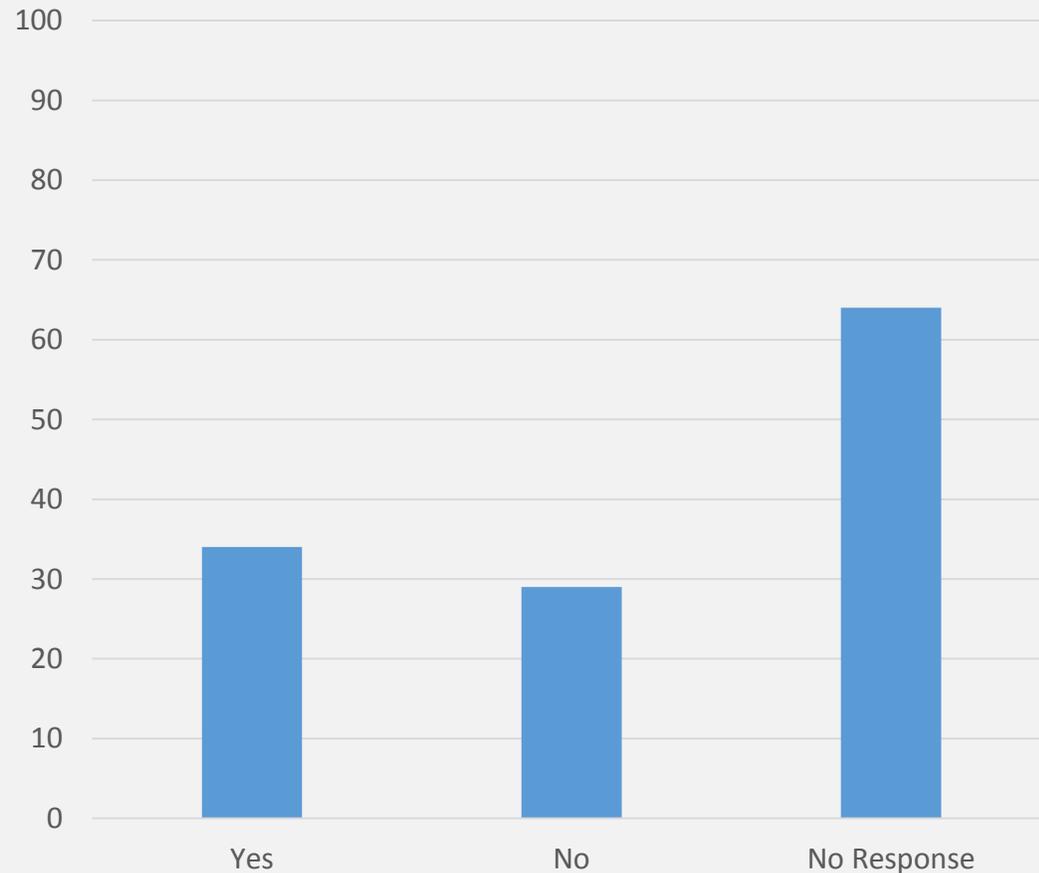
Contextual Information Displayed

It is envisaged that the Neighbourhood Plan will aim to deliver the 35 to 40 houses for these two sites in two phases to reflect the preference of 72% for development to be spread over the plan period.

Participant Comments

1. Phased development can mean an increase in housing numbers over agreed plan
2. Phased development increases the disruption
3. This is the location where most development should occur both for this planning round & the next
4. This may allow any developer to side step the number of affordable houses proposed/built
5. Development in a single push i) reduces disruption ii) maximises chances of viable development - affordability etc iii) allows incorporation of design feeling - open spaces/paths etc

Q33. Do you think it is important that there is a physical gap between the two sites?



Participant Comments

1. The two sites could easily be developed to create an "amenity" open green space linking them together around a new "village green" that all in the community could benefit from
2. What purpose would a gap serve? Use it for all the required housing
3. Agree (see 2)
4. Agree (see 2)
5. Agree (see 2)
6. Rather than a gap, why not create a new Village Green?
7. Good idea worthy of consideration
8. Good idea worthy of consideration
9. Believe should be single site for 35/40 houses at Garbutts Land end rather than 2 sites purely to meet the max 25 parameters

Q34. Are there any environmental issues (e.g. water courses, hedgerows, trees) that need particular attention on any of the proposed sites?

Stokesley Road

1. Very concerned about flooding at Rudby Lea
2. Agreed (see above)
3. Impact on drains/surface water sewage - historic issues
4. Natural watercourse is down Rudby Lea so additional run off could pose significant problems here
5. The increased potential for flooding is a serious concern
6. Flooding

Other Comments

Fencing - the current increase in solid, closed, plank fencing is NOT IN LINE with the HR VD statement - H Rudby looks more like an "embattled fortress" with all this new style. This should be restricted with reference to HRVDS (& more rural open fencing)

Rudby Farm Green Space

1. Ancient hedgerow

Enterpen

1. Conservation area. Old barns for bats. Tree preservation area. Flooding in Flag Pole field. Views from Gouton footpath. Ancient hedgerows listed buildings Enterpen Fam Linden Grange
2. Proximity to Grade II listed school house
3. as *1
4. as *1
5. as *1
6. as *1
7. as *1

Rudby Parish Neighbourhood Plan

March 4th & 14th 2018 Drop In Consultation Results

Presented at 3rd April Steering Group Meeting