

**North York Moors National Park Authority
Development Plan Working Group Meeting**

Public Minutes of the meeting held at The Old Vicarage, Helmsley on the 9 June 2016.

Present: Mr Bowes, Mrs Dent, Ms Fisher, Mr Hugill, Mrs Moorhouse, Mr Walker

Apologies: Mr Bailey, Mr Coulson, Ms Oswald

Officers in attendance: Chris France (Director of Planning), Paul Fellows (Head of Strategic Policy), Mark Hill (Head of Development Management), Karl Gerhardsen (Head of Recreation and Park Management), Clair Shields (Policy and Conservation Officer), Jane Davies (Planning Policy Officer), Vanessa Burgess (Committees & Customer Services Officer)

Chris France, Director of Planning welcomed everyone to the meeting.

01/16 Election of Chair

Resolved: That Malcolm Bowes be elected as Chair of the Development Plan Working Group.

02/16 Election of Deputy Chair

Resolved: That Jeremy Walker be elected as Deputy Chair of the Development Plan Working Group

03/16 Apologies: Listed above

04/16 Minutes

Resolved: That the public minutes of the meeting held on 18 March 2015, having been printed and circulated, be taken as read and confirmed and signed by the Chair as a correct record.

05/16 Members Interests

Members were reminded of their responsibility to declare any personal and prejudicial interests relating to any agenda item prior to its consideration.

06/16 Update on preparation of the new Local Plan and main issues for Members to consider at this meeting (CMF/PF)

Officers are looking for some consensus from members on what the Authority should be aiming to achieve over the next 15 years. This meeting focuses on housing due to the significant changes brought about by the Housing and Planning Act; however it is important to remember that housing forms only one part of the overall plan.

Update provided on the main points for Members to be aware of in the Housing and Planning Act 2016:

- Government shifting funding from rental to ownership. Starter Homes (SH) are included in the definition of affordable. Need to provide 20% SH's on sites

of more than 10 units. SH are priced capped and offered at 80% market value to first time buyers aged 23-40yrs. Properties are then re-sold with a proportional pay back/cascade which means that they will eventually become full open market properties. SH's requirement doesn't apply to Exception Sites.

- Government won an appeal on quota sites which now means that no affordable contributions can be sought on 5 units or less. 6 to 10 units a financial sum is to be sought and only on sites of 10 units or more can actual affordable housing provision be sought. This is government guidance and therefore the Authority needs to follow this approach due to the age of its Local Plan, which conflicts with this guidance. If the Authority wants to take a different approach this will need to be discussed (and evidenced) through the Local Plan process and Examination.
- Duty to keep a register of brownfield land with a permission in principle applying for new housing on such sites
- Competition in the development management process (to be discussed at a later stage).

There are four key documents which should be considered when developing the new Plan:

- Management Plan – to inform the basis for the new Local Plan to achieve those aspects of the MP which are spatial.
- Existing Core Strategy
- NPPF (and NPPG)
- Defra 2010 Circular on National Parks
- Plus responses from local consultation which are crucial to the development of policies in the plan.

If it is considered that local policy issues require bespoke local solutions, the Authority can challenge government policy and guidance through the Examination process but it is important to build evidence/argument to satisfy Inspector. If the policies are accepted this would trump the NPPF through the application of Section 38(6).

Members were made aware of the timetable for producing the Plan. The Authority had approximately 18 months to produce its final plan before it goes for independent testing at an Examination in Public. There would be 3 rounds of consultation in addition to a final round asking for views for the Examination in Public:

- Key issues/announce the Plan – July 2016
- Main issues and options – Oct 2016
- Preferred option (full draft Plan) – May 2017 (6/8 week consultation period for this stage)

There will be consultation with the wider community/parish councils to gain an understanding of the existing situation within their settlements, including areas of important open green space, identification of brownfield land as well as gaining a

better understanding of communities' future needs and expectations/aspirations for their settlements.

Copy of the Presentation slides shown at the meeting can be found in the minute book.

07/16 **Points and discussion raised by Members**

Housing/Communities:

- Need to decide how we want our communities to be in the future – vibrant, diverse?
- Changing population/demographics due to many factors such as transport links, lack of local services, income, and broadband – need to understand why we have a declining population.
- Need to decide on stable population or increase in population.
- Sustaining communities - help to facilitate housing to encourage people to come into the Park and need to find a way of getting people to stay.
- Development needs to be based around services.
- There is a need for older persons housing within own settlement – provide annexe accommodation so that families can stay together?
- Need to take into account evolving businesses to influence location of new housing.

Settlement Hierarchy:

- It is important to get the criteria right and needs to be sensible as it can inadvertently discourage development in areas.
- The Esk Valley Train is now operating an early and later service so people can get to and from Middlesbrough within working hours.
- Contact with NYCC regarding schools and their futures (anticipated closures, expansions etc.)
- Need to maintain distinction between settlements and open countryside.

Affordable housing:

- Expectation on delivery – have some communities reached capacity?
- Definition of exception site
- Need to get an idea of what communities want.
- It was accepted that housing is needed to meet local need and new housing shouldn't be directed by external demand.

Other matters:

- Need to consider traveller sites and buffer zones.
- Good communication/working with Parish Councils.
- Need for direct involvement with parish councils, not just via email, and a need to gain everyone's views including from those who are less willing to comment publicly.

- Need to manage expectation.

08/16 **Conclusions and key messages taken from meeting**

1. **Members accept that, as a minimum, the Authority should plan for maintaining the current population but in order to improve demographics and help maintain services, a slight increase would be beneficial to the Park.**
2. **Seek to halt the increase in second homes.**
3. **A simplified Settlement Hierarchy approach is needed, for example: Helmsley, Villages, Open Countryside.**
4. **The Local Plan should be providing a focus on the delivery of affordable housing as this is government policy (2010 Circular).**
5. **Members feel the need for monthly meetings at this early stage of the process so that key issues can be discussed thoroughly.**
6. **Members authorised public consultation to gain an understanding of community needs and expectations/aspirations.**

09/16 **Action:** Officers to feedback on this at next meeting

Before drawing the meeting to a close, Malcolm Bowes, Chair, thanked everyone for the useful discussion and requested that Officers provide more detail at the next meeting about timescales/process in relation to the production of the Plan.

10/16 **Action:** Officers to provide more info on timescales and process.

It was agreed that the Working Group would aim to meet monthly for the next 4-5 months. Suitable dates to be sought/agreed between Officers and Members.

..... (Chair)
15 July 2016