

Rudby Neighbourhood Plan Consultation

Personal Details

We need to ask you for some personal details to validate that respondents have a relevant interest in the Regulation 14 consultation.

Please Note: *Anonymous submissions will not be accepted as a Regulation 14 submission. Please provide your name and postcode which will only be used in connection with the Neighbourhood Plan. Submissions may be published on the Neighbourhood Plan website as part of the evidence base of the Plan after the consultation is complete. By submitting this survey, you consent to your personal data being used for this purpose. If you don't want to provide your details, we will be unable to include your submission in the consultation. Submissions should be made by an individual person. Other household members should complete their own response.*

Please Confirm your Full Name.

| | |
|-------------------|---------------------------------------|
| Given Name | <input type="text" value="Mike"/> |
| Surname | <input type="text" value="Hill"/> |
| Postcode | <input type="text" value="TS15 0DB"/> |

Please tell us your reason(s) for participating in this survey

| Select all that are applicable | | | |
|---------------------------------------|-------------------------------------|--|--------------------------|
| Live in Rudby Parish | <input checked="" type="checkbox"/> | *Own a Business in Rudby Parish | <input type="checkbox"/> |
| Own Property in Rudby Parish | <input type="checkbox"/> | *Represent an organisation based in Rudby Parish | <input type="checkbox"/> |
| Work in Rudby Parish | <input type="checkbox"/> | *None of the above | <input type="checkbox"/> |

***If you are responding on behalf of a Business or Organisation, please provide its name.**

***If you responded: 'None of the above', please explain the reason for your interest in the Rudby Neighbourhood Plan**

Vision & Objectives

Vision Statement

The Neighbourhood Plan vision statement was developed in community workshops and endorsed by the results of a community questionnaire. 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.

Objectives

1. **Housing:** To provide safe places to live which provide the mix of sizes, types and tenures which meet identified Parish housing needs.
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.
3. **Natural Environment:** To protect and enhance the Natural Environment and biodiversity, and mitigate the adverse impacts of development and climate change.
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.
5. **Economy:** To sustain existing employment and commercial services within the Parish, and to encourage establishment of new businesses of appropriate type and scale for the village and the surrounding rural area.
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.

| Do you support or oppose the vision statement? | Support | Oppose * | Neither support or oppose | Don't know |
|--|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

| Do you support or oppose the Neighbourhood Plan objectives? | Support | Oppose * | Neither support or oppose | Don't know |
|---|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

***If you respond 'oppose' to either of these questions or to any of the policies questions which follow please explain your reasons in the comment box at the end of the response form.**

Rudby Neighbourhood Plan Policies (RNP)

The Neighbourhood Plan is put into effect through its Policies. These designate land for development or for protection, or set out requirements and decision criteria for planning applications. The full text of the proposed Policies and their justifications are set out in the Consultation Draft of the Neighbourhood Plan which can be:

- Downloaded from <http://www.rudbyparishcouncil.org.uk/NP-consultation.php>; or
- Inspected at The Hub, Northside, Hutton Rudby during its normal opening hours; or
- Inspected at Information Events to be held during the consultation period.

You will now be presented with a summary statement on what each policy aims to achieve, and then you will be asked whether you support or oppose the policy. There are 15 policies.

| | | | | |
|--|----------------|-----------------|----------------------------------|-------------------|
| RNP1 - Sustainable Development | | | | |
| This policy positions the Neighbourhood Plan policies within the wider planning framework. If the Neighbourhood Plan is adopted, it will become part of the statutory development plan for the Parish, together with Hambleton's adopted Local Plan and national policies. | | | | |
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

| | | | | |
|--|----------------|-----------------|----------------------------------|-------------------|
| RNP2 - Design Principles | | | | |
| This policy sets out design requirements for development in the Parish which focus on local character, climate change, and 'lifetime homes'. | | | | |
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

| | | | | |
|--|----------------|-----------------|----------------------------------|-------------------|
| RNP3 - Housing Provision | | | | |
| This policy proposes an allocation of land south of Paddocks End for the development of approximately 25 homes to meet Parish housing need. It sets out the location, scale, and key features for the development. | | | | |
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

| | | | | |
|---|----------------|-----------------|----------------------------------|-------------------|
| RNP4 - Windfall Housing | | | | |
| This policy sets out requirements for small scale developments whether as infill, on the edge of villages or in the open countryside. | | | | |
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP5 - Affordable Housing

This policy sets out a requirement for local people to be given priority access to new affordable housing developed in the Parish.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP6 - Redevelopment of Redundant Buildings in the Countryside

This policy provides support for the conversion of redundant buildings to uses which will enhance the rural economy.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP7 - Safeguarding and Improvement of Community Facilities

This policy aims to secure the long-term future of facilities which are valued by the community.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP8 - Communication Technology

This policy aims to ensure that new developments are suitably equipped to support domestic needs, home working, and the rural economy.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP9 - The Transport Network and Parking Provision

This policy seeks to minimise any adverse impacts from parking arising from new development (particularly in the Conservation Area), and to facilitate the transition to electric vehicles.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP10 - Natural Environment and Landscape

This policy provides protection for areas and natural assets which are important to the setting and character of the Parish.

| | | | | |
|---------------------------------------|----------------|-----------------|----------------------------------|-------------------|
| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
| Select one option. | ✓ | | | |

RNP11 - Biodiversity and Green Infrastructure

This policy sets out requirements for developments to protect and enhance biodiversity.

| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
|---------------------------------------|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

RNP12 - The Leven Valley

This policy sets out requirements aimed at protecting the special character of the Leven Valley.

| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
|---------------------------------------|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

RNP13 - Local Green Space

This policy provides protection for green spaces identified as being special to the community.

| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
|---------------------------------------|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

RNP14 - Significant Views

The policy seeks to safeguard views identified as being special to the community from being harmed by development.

| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
|---------------------------------------|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

RNP15 - Protection and Enhancement of the Conservation Area

This policy sets out requirements for development in the Conservation Area aimed at protecting and enhancing its character and appearance.

| Do you Support or Oppose this policy? | Support | Oppose * | Neither support or oppose | Don't know |
|---------------------------------------|---------|----------|---------------------------|------------|
| Select one option. | ✓ | | | |

***If you responded 'oppose' to any of the questions on Vision, Objectives or Policies please explain your reasons in the comment box at the end of the response form.**

Comments

Do you have any comments or observations on the Neighbourhood Plan that you would like to make?

I'd be inconsistent if I didn't repeat the kinds of things I've said before – I'll therefore be consistent.

General (i)

I welcome the draft document almost entirely as it stands (leaving aside the odd spelling error and typo – which I didn't trouble to note – and an occasional contradiction. For example, does it aspire for felled trees to be replaced on a 1:1 basis (Policy RNP11) or 1:2 (§ 183), with Policy RNP15 suggesting that either is acceptable? And the table at Appendix C only runs up to June 2020 – surely this could be updated. I also understand the limitations of what lies outside the scope of the Plan (for instance, community activities). My comments arise mainly from what the Plan doesn't say, and which it may or may not imply.

3 Vision

“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 is good and helpful. Of course, the vision can only give the broadest overview, and it inevitably begs many questions with regard to delivery.

4 Presumption in Favour of Sustainable Development

Absolutely in principle, and in particular the dedication to 'good design'. There remains the question of in how 'good' should be defined in this context, and who should assess 'good'.

5 General Design

The policy on design principles is fine as it stands – but there are 'buts'.

It must not be used to fossilise development, and pastiche should not become a substitute for quality. In many historic sites across Britain, we walk past buildings of the 16th, 17th, 18th and 19th centuries side by side – they all contribute to the sense of history. In the 22nd century, 20th- and 21st-century architecture – assuming it's been built to last – will gain the same cachet. I remember the building of the Wordsworth Museum adjacent to Dove Cottage, and the Director describing the District Council as saying it would only get planning permission if it were 'invisible'. How short-sighted is that? The architects didn't do a bad job, in terms of sympathy to the environment, but a more exciting building could have done as much. I've suggested before that it would be great if a building in Hutton Rudby were to qualify for the Stirling Prize – this would be something for the village to be proud of in 2100. It's also worth remembering that Trafalgar Square – one of our best-loved historic sites – was loathed by Londoners when it was built. The hope was expressed that Nelson's Column would blow down in a gale, and the National Gallery was nicknamed the 'National Cruet-Stand', with its central mustard-pot of a dome and salt- and pepper-pots on either side. Buildings bed in if they're well-built.

As an example of avoiding pastiche, when the local Council was preparing to renew the street-lights in the 1990s, it proposed installing imitation gas-lamps (they can be seen in the centre of Great Ayton). I attended a public meeting, and pointed out that gas had only just been laid in Hutton Rudby, that the proportions were wrong (in Victorian times the crossbars were for the lamplighter to rest his hand-carried ladder against, so the lanterns would have been far shorter) and the quality of electric light was quite different from gas.

On one specific aspect of sustainability; in terms of mitigating climate change and future-proofing, the Government has just announced that gas boilers will need to be phased out over the next 15 years. This suggests that any new planning application should be obliged to take cognizance of the fact, and either install heat pumps of some sort at the outset or at the least make new buildings 'heat-pump-ready'. I'm fairly ignorant on these matters, but two possibilities occur to me. If one kind of heat-generator uses ground heat, it would be far better to dig the necessary hole while putting in foundations. And, the assumption seems to be that every home will require its own heat pump, but consideration should be given to community heating, so that one large-scale apparatus could serve an entire development.

6 Housing

The Plan assumes that there are just two sorts of housing: 'developer-led' or 'self-build', and the implication of §89 is that self-build (/windfall) housing is unlikely to be 'affordable'. There is a possible compromise. In Peru (I think it is), they've taken to building basic housing for families – living-room, kitchen, bathroom, one bedroom – but with space for occupants to extend as their needs and their finances evolve over time. This, of course, makes them 'lifetime homes'.

Having said that, I've also suggested that there's no guarantee of 'affordable housing' remaining affordable (even with Discounted Sale agreements), and the only sure way to keep it so is for it to be publicly-owned, either by the Council or a Housing Association, or else with a shared ownership model. There should be a presumption in favour of such developments.

10 Natural Environment

I must question the statement in §186: "The Leven Valley is important for ... walking with many well used public footpaths running along and across the Leven Valley and its tributaries which offer outstanding views." It's a huge shame that there are, in fact, very few. It would be great to walk a path alongside the Leven (as opposed to higher routes such as Blue Barn Lane) between Hutton Rudby and Crathorne without falling foul of local landowners, and most of the footbridges across the river are officially 'off-limits' to ordinary people.

11 Heritage Assets

My comments above on General Design should also be read in this context. 'The village will remain distinct in character', but that character should not become fossilised. New buildings can be distinctive, while respecting the heritage assets of the village. As §218 points out, within the conservation area there is a mixture of historic and more modern buildings, and this can and should continue.

General (ii)

*Ill fares the land, to hastening ill a prey,
Where wealth accumulates and men decay:*
Oliver Goldsmith (1730–1774)

These lines come from a poem entitled *The Deserted Village*, and they sum up a real risk facing the village of Hutton Rudby. The plan speaks about the need to foster biodiversity in the natural environment; but what about human biodiversity? The needs of those already here must of course be given priority, but without refreshing the gene-pool it's in danger of becoming a repository for an ageing, middle-class, white-British monoculture. Serious thought needs to be given to enhancing diversity of ages and backgrounds, and even though this may be beyond the direct scope of the draft Plan it should be an underlying assumption.