**Hayton & Burnby Neighbourhood Development Plan**

**Local Plan Review**

Update 21st November 2018

Work on the NDP was suspended throughout September and October pending an explanation from ERYC of the approval of a particular Planning Application in Hayton which was outside the Planning Limits as outlined in the ERYC Local Plan. This Application had been opposed by Hayton & Burnby Parish Council on these grounds as it was felt that development was 'creeping' on this particular site with little regard to the effect it might have on the village.

After various explanations and reassurances from Stephen Hunt (ERYC Head of Planning) the Parish Council requested a meeting with Planning Officers and Ward Councillors. The Parish Council meeting held on 1st November 2018 was attended by Stephen Cook (Development Control Manager West) Chris Cole (Senior Planning Officer) Mike Stathers (Ward Cllr. and member of the Steering Group) and Andy Burton (Ward Cllr.) They rightly pointed out that of the six dwellings built or having Planning Approval outside the Planning Limit in Hayton, five had been approved by the Parish Council. Three of these were on a 'brownfield site', one had been 'slipped in' as infill inside the first dwelling to be built outside the limit. The Parish Council had only approved this as a 'one off'. The reasoning of the Planning Officers did not totally convince Parish Cllrs until the subject of the Local Plan Review was broached. We were told that details of this would be released on 5th November and would probably contain clauses which would lead to a more flexible approach to development in 'villages' as defined in the Local Plan.

The Consultation and Review Document became available to Parish Cllrs on the 5th and it's content went some way to explaining the Planning Officers attitude to Planning in 'Villages' but also included some puzzling sections. The key sections concerning our Parish are:

3.14 A review of the Local Plan needs to reflect on whether the Settlement Network (Planning Limit) remains fit for purpose (as set out in Policy S3 of the Local Plan) This seeks to direct growth to the larger urban areas where there is a wide range of services, facilities and employment opportunities that are accessible by high quality public transport connections.

3.20 This is the section which sets out the Planning restrictions applying to 'Villages' The current Policy is to allow only infill development, usually of a single dwelling. Section 3.20 of the Review Document gives two Options. Option 1 is to retain the current Settlement Network. Option 2(b) Is to provide a more flexible approach to 'Villages' in Policy S4 (includes Hayton) to allow for some additional development to support the vitality and viability of the 'Village'

It is important to remember that this is a Consultation Document which calls for people to give their views on the various options set out as subjects for review. However, I have a feeling that Option 2(b) in Section 3.20 is a 'done deal' as far as ERYC Planners are concerned.

On Tuesday 20th November myself and Simon Sedcole attended a meeting in Wetwang Village Hall where members of ERYC Planning Department went through the document clarifying points and taking questions. As the last section of the Review Document calls for Landowners to offer sites for development, I raised the point that if land was put forward in a 'Village' and the option was taken to retain the current Settlement Network it would make the exercise pointless. I was assured, but not convinced, that this would be the case.

The draft of the reviewed Local Plan is due to be published in the Winter of 2019/2020 and I think that we should be prepared for it to be much more relaxed in it's views on development. ERYC is short of land for development in general and particularly in the more desireable (from a developers view) West of the region.

If this is the case, the need for a NDP is more important than ever. If more development is to be allowed and even encouraged in villages such as Hayton and possibly Burnby we need to have a Policy in place which will give us a voice in the type, volume and siting of development before the reviewed Local Plan is finalised.

Mick Bettison,

Chairman, Hayton & Burnby NDP Steering Group