



Presentation by Andrew Garrens
(Head of Development)



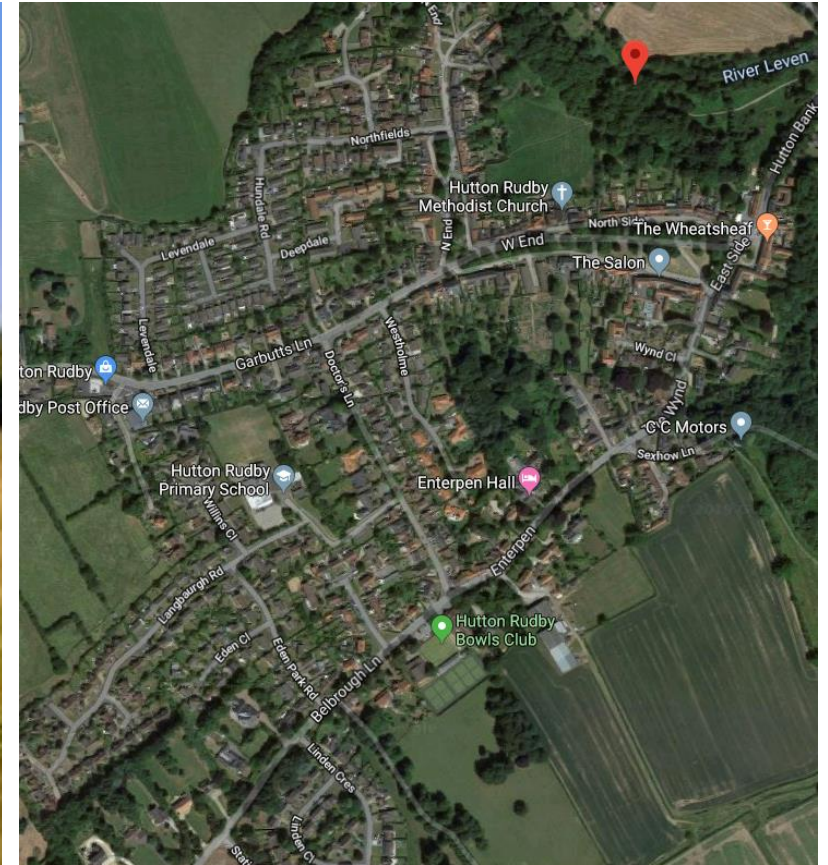
Broadacres

Slide 1:

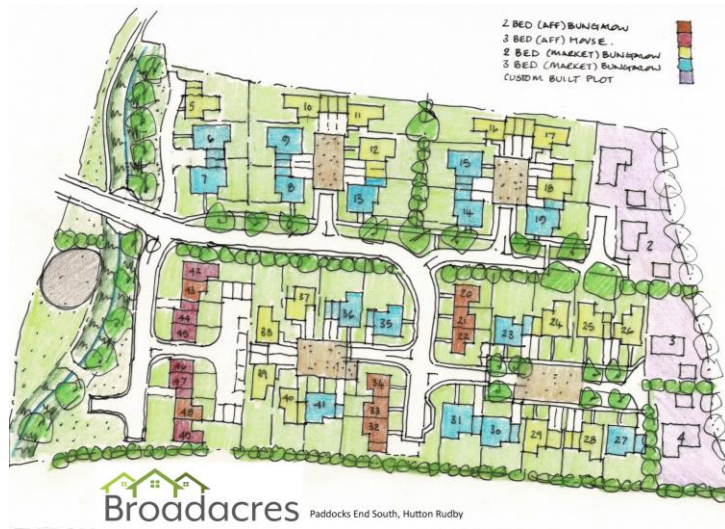
Hutton Rudby



Broadacres



Sites



Broadacres



Paddocks End & Embleton Farm



Overview

- These layouts show how the properties look against the existing properties in the village



This is from another viewpoint.

Community
Benefits
Package
page 1:

1) Local housing need assessed objectively (Comprehensive assessment including local consultation)

2) Two sites involved to spread development as requested in Neighbourhood Plan consultation.

**3) Housing mix:
extra care bungalows,
lifetime homes,
discounted market value homes,
affordable homes to rent,
first time buyers properties,
live-work units
self-build plots**

4) Affordable homes provided for young people and first-time buyers

5) Ageing population implications and needs being addressed

6) High quality design in accordance with original Village Design Statement

7) Significant Community Infrastructure Levy sum – £100,000s for necessary infrastructure improvements in the village/Hambleton District

8) SUDs pond (Embleton Farm site) to alleviate potential flooding on existing Levendale Estate (cf Environment Agency Flood Maps) & swale on Paddocks End South site

Community
Benefits
Package
page 2:

9) Employment opportunities being created in the village

10) Play area on Paddocks End south site

11) Footpath link to River Leven and footbridge across the river on Embleton Farm site

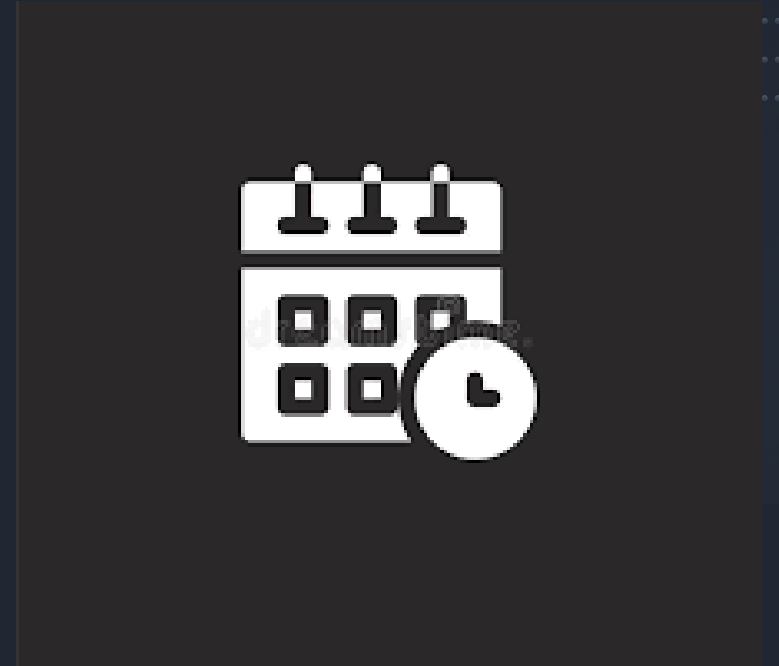
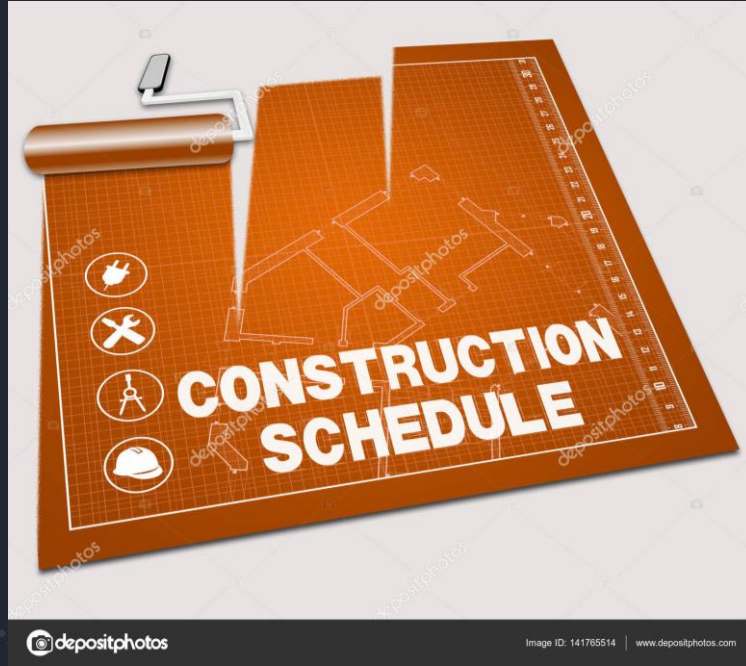
12) Allotments on Embleton Farm site

13) Consideration of points in Policies in draft Neighbourhood Plan Policies NP2 and NP4.

14) Extensive tree planting and ecology enhancements

15) Extensive tree planting and ecology enhancements

16) Consultation already been undertaken with residents of Paddocks End



Programme

Garbutt Lane site start 2021

Paddocks End Phase 1 starts early 2022

Paddocks End Phase 2 starts early 2023

Embleton Farm starts 2024



Next Steps
