

# Rudby Parish Council & Neighbourhood Plan Steering Group

## Statement On

### *“Proposed Residential Development Paddocks End South & Embleton Farm, Hutton Rudby”*

Dear Residents,

You may have seen discussion on social media or received a copy of a promotional brochure seeking comments on a proposed scheme for 78 homes which is being promoted by Broadacres, Mulberry Homes (a subsidiary of Broadacres), MD2 (planning agents) and Intersect Architects.

The promoters appear to have distributed their brochure on or around 26 Sept 2021, but only to some parts of the village. Some homes immediately adjacent to their proposed sites did not get a copy until several days later. The Parish Council and Steering Group were not notified or sent a courtesy copy.

The brochure references the Neighbourhood Plan, so we wish to clarify some points and provide some context. This may be helpful to you if you decide to respond to the promoter’s consultation. Whether you do respond is entirely up to you.

1. The brochure is part of a pre-application consultation by the promoters/developers. It is the promoter/developer’s consultation, and it is in no way connected to any Neighbourhood Plan or Parish Council consultation work. It will be entirely the promoter/developer’s decision whether to proceed to a planning application. If one is submitted, it will be decided under the planning policy in force at the time. Depending on timing, the Neighbourhood Plan might be in effect.
2. The proposed scheme is not supported by the Parish Council or the Neighbourhood Plan because we do not believe that the evidence shows that a scheme of this size is needed or justified in the Parish. Our preference is to see a smaller community supported scheme brought forward through the Neighbourhood Plan to which so many of you have contributed.
3. The land proposed in the scheme is not allocated for development. The land has the status of ‘open countryside’ and applications for development on this scale are not normally granted on unallocated land unless there are exceptional circumstances.
4. A very similar proposal was presented by Broadacres at the 14 December 2020 Rudby Parish Council meeting at which it was made clear to Broadacres that the Parish Council and the Neighbourhood Plan: did not support development on the scale Broadacres propose as it is not justified by parish housing need; did not support development of the Embleton Farm site; but did and still do support some development at ‘Paddocks End South’.
5. Since December 2020, there has been further correspondence and contact with the promoters seeking a proposal for a smaller development at Paddocks End only. A response has not yet been provided to this suggestion.
6. In the Neighbourhood Plan Regulation 14 consultation carried out in July/August 2021, 80% of your responses supported the Neighbourhood Plan proposal for a smaller scale development at Paddocks End for approximately 25 homes (and no development at Embleton Farm). Broadacres were invited to make a submission to the Neighbourhood Plan consultation but chose not to do so. Hambleton’s consultation response did not raise any concerns that the amount of development proposed in the Neighbourhood Plan was insufficient.
7. The brochure mentions a “Housing Research Study”. This looks at housing need in a much larger area than the Parish. It was submitted to Hambleton’s Local Plan examination and was, in effect, rejected by the Inspectors as it did not lead to any changes being made to the Local Plan.

8. The brochure makes a claim of “Neighbourhood Plan draft policies being addressed”, but it proposes three times the amount of development proposed in the Neighbourhood Plan and proposes development of a site (Embleton Farm) which the Neighbourhood Plan consultation indicates should remain undeveloped. We do not agree with this claim
9. The brochure claims that the Embleton Farm site “is not liable to flooding” but the Environment Agency maps show that parts of it are at high risk of surface water flooding.
10. Almost all the footpaths shown on the map in the brochure are existing and any ‘off site’ development which is not part of a scheme may never be delivered.
11. The brochure makes claims of “further improvements to parking, footpath links, and other measures to be implemented through [the] Community Infrastructure Levy”. However, the developer does not decide on spending priorities, and delivery of any such improvements would need land and/or consents to be acquired. The promoter/developer is not in control of whether the promised improvements could be delivered even if their scheme were to go ahead.

Our final observation is that the promoter’s brochure states that “The purpose of the consultation is ... to ensure that the submitted scheme addresses the needs and aspirations of the community”. Yet clear evidence of the needs and aspirations of your community already exists from the extensive consultation carried out by the Neighbourhood Plan process to which you contributed. It is publicly available, it has been shared and discussed with Broadacres, but it seems to have been ignored.

The existing evidence shows clearly that Broadacres proposed scheme does not meet your needs and aspirations which is the reason why the Parish Council and Neighbourhood Plan cannot and does not support their proposal. We remain hopeful that an alternative appropriately sized and located proposal will be put forward by the promoters or by the landowner of the Paddocks End site.

**Rudby Parish Council & Neighbourhood Plan Steering Group**