

LICHFIELDS



Site S/125/006

Duchy Homes

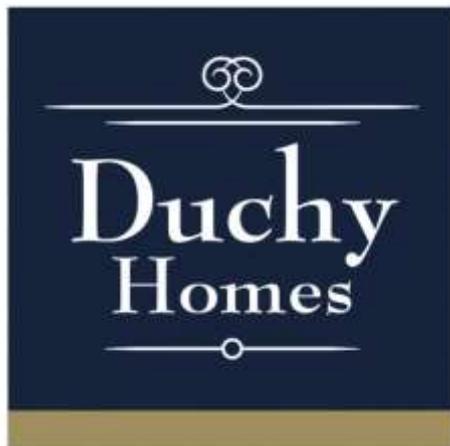
Presentation by Aidan Hamilton (Duchy Homes) and
Dominic Smith (Lichfields)

24th September 2017

Introduction

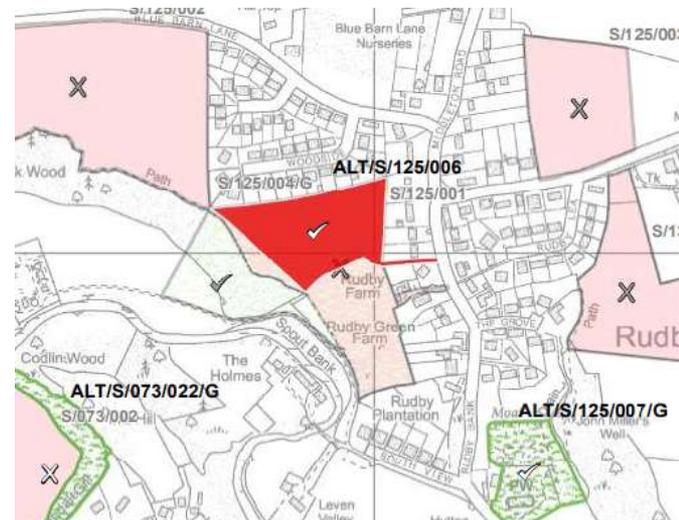
Duchy Homes

- Award winning bespoke housebuilder
- A focus on high quality homes
- Best Small Housebuilder – National House Building Council



Land west of Rudby Bank

- July 2016 - community consultation
- April 2017 – proposed housing site (Hambleton District Council Alternative Sites Consultation)



Land west of Ruddy Bank

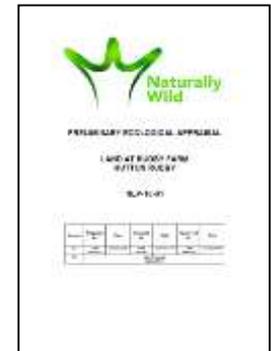


Land west of Rudby Bank



Technical work

- **Highways** – a detailed access has been designed which meets North Yorkshire County Council design guide standards
- **Drainage** – sustainable urban drainage system to the south of the site
- **Ecology** – low grade farming land of low ecological value. Biodiversity will be increased through development
- **Archaeology** – desk-based and geophysical survey show no evidence of any archaeology that would restrict development
- **Landscape and Visual Impact** - development designed to blend into the landscape and soften views towards the settlement



Neighbourhood Plan Housing Preferences

1. Between 11 and 25 homes



- 24 bungalows
- Bespoke design and traditional building materials
- Small scale and low density
- Landscape boundaries to south and west
- Increased public access and extension of the footpath network
- Sustainable urban drainage system



Housing mix

2. Contribute towards preferred housing mix

Bungalows

Downstairs living accommodation



3. Affordable housing provision

The site will meet Hambleton District Council requirements

No financial constraints to delivery of affordable housing



4. Mainly 2 & 3 bed homes

2 & 3 bed affordable homes

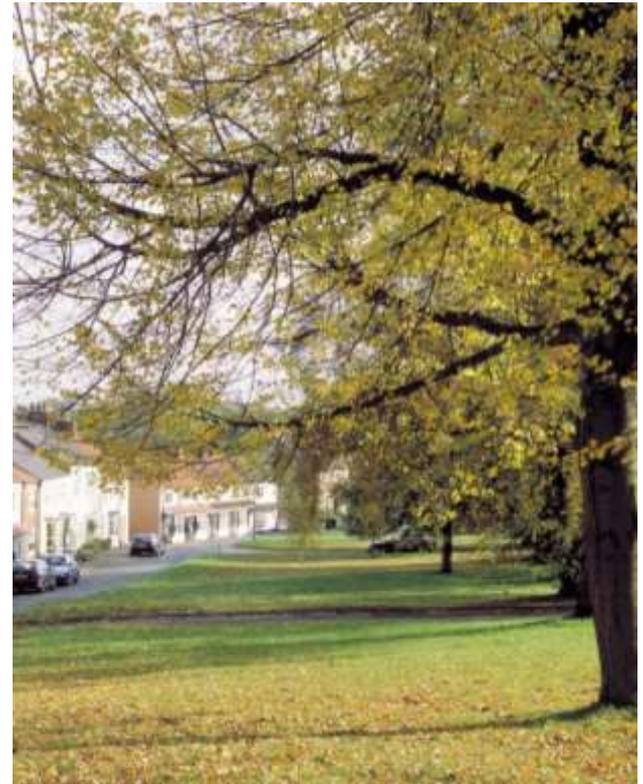
3 & 4 bed market homes



5. Provision of bungalows & community led housing



- **All homes proposed are bungalows**
- **2, 3 and 4 bedrooms**
- **Downstairs bedrooms for flexible living options**
- **All affordable homes will be bungalows**
- **Bespoke designs for Rudby**



Summary

- **Scale** – 24 bungalows within a low density development
- **Housing Mix** - The whole site would be bungalows, with the required amount of affordable housing
- **Deliverability** -There are no technical reasons to prevent development
- **Benefits** – increased public access, new landscape and ecology areas and sustainable urban drainage
- **Quality** – bespoke designs built using traditional materials by an award winning housebuilder

Duchy Homes proposals meet all Neighbourhood Plan housing preferences

