

# EMBLETON FARM EAST

## Site Promotion - Geffen Limited

SITE REF - : S/073/023 (Replaces S/073/002)

This site is in an excellent location to the NW of the existing village and the small scale nature of the proposal now compared to that for the larger site S/073/002 very much changes the criteria by which this site should be measured.

It is of ample size to provide between 20 and 30 houses on generously sized plots with considerable open space and linkage through to a new native woodland belt providing Green Open Space which will be transversed by the existing public footpath passing through the site so providing connectivity with the village and through to Crathorne.

- The site will have minimal affect on the existing form and structure of the village.
- The site will “round off” the village rather than extend it.
- It is a generally level and easily developed site
- It is on the periphery of village so minimising through traffic (commuting and local) and yet it is still close to the local amenities of the village. There is existing public footpath access through to the Spar convenience Store, Post Office, Primary School other village amenities such as pubs and village hall – most residents would therefore be unlikely to use a car to access these facilities.
- There will be enhanced landscaping to northern edge of village. The planting of a native species tree belt will provide enhanced visual and natural habitat through which the existing public footpath to Crathorne will pass.

The proposed housing mix as per the draft site plan layout for Embleton Farm East meets the preferred HR Neighbourhood Plan criteria.

<b>26</b>	<b>7</b> 27%	<b>15</b> 58%	<b>4</b> 15%
<b>TOTAL</b>	Four Bed Properties	Three Bed Properties	Two Bed Properties

## **Embleton Farm East - Site Selection Criteria**

We have considered the H R Neighbourhood Plan Site Selection Criteria draft and believe that it is not correct with reference to this site. Our assessment against the criteria is shown below. The numbers correspond to those used in the site selection criteria document.

### **Housing**

1) The site is viable and there are no constraints which would prevent delivery of all components of the preferred housing mix. Access can be via upgrade to existing driveway as acknowledged by Hambleton District Council plan and arrangements are in place which would enable alternative or additional access from the adjoining Levendale / Hundale estate.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

### **Site Characteristics**

2) The site adjoins the existing village envelope and the presence of Hundale Gill does not change this proximity nor impact on the viability of this site.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

3) The land is moderate quality agricultural land Grade 3c used for grassland and grazing sheep. It is not prime agricultural land. At present all but the very small margin on the edge of the Gill is grassland which is regularly sprayed and chemically treated. There is thus no loss of prime agricultural land or high quality habitat. The introduction of gardens will improve habitat as they have been proven to greatly enrich the quality of the habitat compared to modern day farmland. See (15) below. Additionally the planting of a new native species woodland belt to the north of the proposed site will provide new high quality habitat and enhanced landscaping to this north edge of the village through which the existing footpath right of way will pass.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

4) Access onto Garbutts Lane can be provided by upgrading existing drive to highway standards as acknowledged by Hambleton District Council plan and by doing so good access would be achieved. Additionally arrangements are in place which would enable alternative or additional access from the adjoining Levendale / Hundale estate. The 30 mph speed limit and vehicle capacity of Garbutts Lane is adequate for the increase in vehicular movements.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

5) The site is not prominent in views toward the settlement and would not effect the current form and appearance of the village in any noticeable way. We would like to know what impairment of views were identified in the Settlement Character Workshops.

### **Settlement Character – Built environment**

6) Development of site would have no adverse impact on the conservation area or any significant buildings within the village

### **Settlement Character – Natural environment**

7) The provision of extensive areas of open Green Space within the development and the planting of the tree belt to the north would enhance Green Space and the existing public footpath would provide easy access. We do not believe that there is a justification for the proposed Green Space (ref ALT/S/07/022/G) especially to the south of the proposed area where low value grassland with very minimal bio diversity extends to the very edge of the Gill.

8) No affect on the Leven Valley Character Zone.

### **Service and Facilities**

9) No opportunity to enhance community services.

10) Site in close proximity to village centre. The current public footpath enables easy pedestrian access to local facilities within the village area. The site is just under 500m to the 'designated' village centre and less than that to the village shop, post office and butchers. The location of the development thus offers a very viable alternative to private car use and combined with its 'edge' of village location will minimise additional local vehicle traffic within the village area. Most commuter traffic from the development will exit the village to the west and out towards the A19 rather than passing through the village. Although the traffic light classification of 'orange' is correct according to the set parameters the site is almost 'green' and some weighting should be given to that if possible.

### **Traffic & Transport**

11) No additional connectivity but enhancement of existing footpath by presence of new native tree woodland belt.

12) Site is large enough to provide enough space housing and required parking.

## **Pipeline Criteria**

13) The proposed area of development lies to the south of the pipeline and outside the 50m no build buffer zone and HSE advice regarding development here would be "don't advise against". The pipeline operator SABIC would only wish to be consulted should any work take place within 50m of the pipeline and none of the buildings on the development site are within 50m.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

## **Flooding Criteria**

14) The proposed development site is located in Flood Zone 1; this is land with the lowest risk of flooding as estimated by the Environment Agency. The site is not located in a Flood Risk Zone. The Environment Agency Map shows that a very small part of the site in the extreme SE corner of the site has some low risk potential for surface water flooding. This area has flooded once in the last 25 years and then for only a few hours in a small corner of the field. Any potential surface water flooding on this small area can easily be dealt with by design.

Ref in the HR Site Assessment summary consultation draft to adjacent areas of high risk surface water flooding should be of no relevance to this site.

There can be no reason why this site can be classified as anything other than green in the traffic light definition.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

## **Habitat / Biodiversity**

15) Development of this site will not result in the loss of biodiversity. The introduction of gardens backing onto Hundale Gill will greatly enhance the biodiversity of the Gill compared to the current monocrop of chemically treated grassland. Gardens are good for biodiversity, according to a study of intensively managed farmland in Sweden. The study has found that abundance and species richness of pollinating bees is higher near domestic gardens, with the pollination of a native plant also greater at these sites. Domestic gardens play a role in complementing 'natural' habitats for pollinators in impoverished environments. The British Trust for Ornithology state that there is plenty of scientific evidence to support the assertion that gardens have a value for wildlife and a role to play in the maintenance and conservation of biodiversity.

There will also be considerable gains in biodiversity as a result of the planting of the new native species tree belt on the northern edge of this proposed site. The reality is that there will be significant gains to biodiversity rather than loss.

We consider Green should be the correct classification flag on the H R Site Assessment Summary and ask that reconsideration be given to the current classification given.

## **Affordable Homes Criteria**

It is our wish to provide the affordable element of the scheme as "Discounted Homes"

These are accepted as meeting the affordable homes provision criteria by central government and many local councils including Ryedale, Richmondshire, Middlesbrough and Northumberland. We are hopeful that Hambleton will also accept this.

While there is undoubtedly need for affordable housing this should not just be in the rented sector. There are many younger people / families in Hambleton who aspire to purchase a property of their own but are unable to do so because of the unaffordability of housing in expensive villages such as Hutton Rudby.

The "discounted Homes" scheme aims to provide open market property for purchase at a discounted value of 25 to 30%. This discounted value remains in force in perpetuity so as to ensure these properties REMAIN as an AFFORDABLE asset to the village for all time. There are generally restrictions in place regarding eligibility to purchase such as maximum age of 40, income eligibility, local family or employment connections etc.

There are no disadvantages to ownership of these homes, there is no rent to pay, purchase is by means of conventional mortgage based on discounted price, title is in the name of the homeowner. There are also no disincentives to moving on as needs or work dictate since any increase in value over the purchase price remains with the property owner upon resale, albeit that this resale is at the determined 20 to 30% discount at which the property was bought.

Should it not be possible to meet the affordable homes criteria by the provision of "Discounted Homes" then the provision of standard Housing Association rented properties would apply.

## **Embleton Farm East - Summary**

Design and location would provide for on going housing needs.

The site is deliverable and satisfies Hutton Rugby Neighbourhood Site Selection criteria.

It would have minimal adverse impact upon the current character and form of the village.

It would provide Green Open Space and the woodland planting would increase biodiversity.

It would be a small scale low density development which helps satisfy the identified local housing needs. 70% of the housing proposed is 2 or 3 bedroomed with varying house and bungalow styles and the required percentage of affordable housing.