

Dear Allan

Please see the following email:

Email to Hutton Rudby Steering Group

I am writing to the Steering Group having done extensive research including meeting with Hambleton District Council. There does not appear to be any reason why the above site cannot be developed.

This is outline of what we think could be achieved on this site:

Up to thirty homes - It appears that the feedback you have received from residents and the housing needs survey is that bungalows and small two bed and some three bed properties are most favoured. Affordable homes - We believe that there is a need to provide discounted market value homes to enable the younger generation to get on the property ladder. These must be small enough to be affordable. Large houses even with a thirty percent discount are out of reach for most younger people in villages such as Hutton Rudby.

This is something I personally feel very strongly about.

Amenity/Green Space - We intend to create a new public footpath by the building of a foot bridge over the river Leven linking Levendale to the Parish Church via the sewerage works.

The land on both sides of the river is owned by Embleton Farm. This footpath would follow a route around Hundale Gill to connect back up with the existing footpath. Which would then create a circular route around the village.

Having done some research on this, it does look achievable.

I am consulting with the Ramblers Association on their thoughts on this idea.

This would be part of any planning application.

Additional land could be made available for the inclusion of green space/tree planting.

The Steering Group should be given credit for their work to find suitable green space for the residents of Hutton Rudby to enjoy. The site at Embleton Farm, can deliver this for the village.

Owners of Embleton Farm (Mr and Mrs Bell):

The Farm is owned by Ann and David Bell, who have lived in the village for over 40 years, and intend to continue living in the village. Mr and Bell would very much like to live in a suitable property as they intend to downsize, in close proximity to their daughter, who lives at Embleton Farm.

Mr and Mrs Bell, over the years, have shown that they have been willing to help the village. When the tennis club needed additional land to extend the Courts, Mr and Mrs Bell willingly gifted the land free of charge to the village. Mr and Mrs Bell also gave the fishing rights free of charge, on a one mile stretch of the River Leven to Hutton Rudby Fishing Club, I understand, for as long as the club is existence.

I trust this is of interest to the Hutton Rudby Steering Group. I would welcome your comments, I am prepared to commission drawings/ maps, and would be pleased to have a site visit by the Steering Group, particularly new members, and would like to work with the Steering Group as to how this opportunity for the village could be developed, going forward.

Mr and Mrs Bell have asked me to deal with this proposal on their behalf, as they now realise that the proposal should emerge from the local community, as their objective is not just to maximise the financial return, but to leave a legacy for the village.

Yours sincerely

Scott Cunningham
Embleton Farm