

Parish Council & Neighbourhood Plan Steering Group Joint Statement on Broadacres Letter of 7 July 2020

Dear Resident of Rudby Parish,

You will probably have seen a letter in yesterday's post (9 July) from Broadacres about their proposals for a large-scale development at Hutton Rudby. We imagine that the scale and other aspects of these proposals may be causing you some concerns, so we would like to put that letter in context and set out our position on it.

Firstly, we would like to make you aware that Broadacres did not inform Rudby Parish Council or the Neighbourhood Plan Steering Group of their plans to distribute a letter at this time or discuss its contents with us in advance. We do not endorse its contents.

Secondly, we would also like to make you aware that we have previously made clear to Broadacres that development on the scale they appear to envisage serving a very large catchment is not what we understand to be in the best interests of the Parish, or indeed of the district. Its scale far exceeds the need identified in the Housing Survey carried out by HDC. Furthermore, in the emerging Local Plan our parish is not targeted to make a strategic contribution to district level needs. We advised Broadacres that such proposals would not be supported by the Parish Council or the Neighbourhood Plan Steering Group. They do not appear to have taken this into account when writing this letter which is very disappointing.

Thirdly, as you can see from the attached correspondence between RPC/NPSG and Broadacres, we had hoped to engage in constructive dialogue on your behalf to converge on a solution which meets the needs and aspirations of Parish residents as identified through the Neighbourhood Plan process, while still meeting Broadacres viability requirements. Under normal circumstances this information would have been brought into the public domain through Neighbourhood Plan and/or Parish Council meetings, but due to Covid 19 restrictions the normal pattern of meetings has been suspended so it has not previously been published.

We would point out that there are some positive elements in their proposals, but unless all the elements are right for the Parish they will not be supported. Our view on what is the right scale, mix and location for the Parish is informed and evidenced by the input from the community into the Neighbourhood Plan. It remains our intention to attempt to engage in a constructive dialogue with Broadacres with a view to shaping a proposal that will command community support, but this needs an improved and matching commitment from Broadacres to engage with community representatives and not just with landowners.

On behalf of Rudby Parish Council & Neighbourhood Plan Steering Group

Emma Foden (RPC Chair) & ***Allan Mortimer*** (NPSG Chair)

Schedule of Attachments:

- 1) 28 February: Invitation to meet Broadacres on Housing Survey
- 2) 9 March: Extract from RPC Minutes
- 3) 13 March: Briefing note circulated to RPC/SG on Broadacres Meeting
- 4) 2 April: Follow-up Correspondence to Meeting
- 5) 18 May: Housing Survey Data from Broadacres to NPSG Chair & Others
- 6) 1 June: Copy of 'Desktop Review' From Broadacres to NPSG Chair & Others
- 7) 4 June: Feedback to Broadacres from NPSG/RPC on Desktop Review
- 8) 4 June: Copy of draft NP sent to Broadacres by NPSG Chair
- 9) 9 June: Broadacres comments on RPC/NPSG feedback
- 10) 10 July: Email from Broadacres to NPSG Chair & others
- 11) 10 July: Response from NPSG/RPC to Broadacres letter

1 28 February: Invitation to meet Broadacres on Housing Survey

From: Andrew Garrens

Sent: 28 February 2020 15:18

To: Allan Mortimer, Emma Speight, Bridget Fortune

Subject: Hutton Rudby Neighborhood Plan

Afternoon to you all sorry for the cold e-mail, I am aware that there is work ongoing with a Neighbourhood plan. As you maybe, aware that Broadacres recently sent out a survey asking people about their housing requirements in the village and I was wondering if it's worth a meeting to discuss how we can assist as we are really interested in ensuring that the village requirements are met in the future.

Andrew Garrens

Head of Development Services

2 9 March: Extract from RPC Minutes

Broadacres Housing Association distributed a housing survey and we have arranged a meeting with them on Thursday which will be attended by Councillors Foden, Mortimer and Simpson. The Agent for the preferred site is looking to Broadacres to be the preferred developer.

3 13 March: Briefing note circulated to RPC/SG on Broadacres Meeting

Emma, Derek and I met with Andrew Garrens of Broadacres yesterday. In summary, while there are some potentially difficult issues that might require compromises to get into alignment, a good solution for the Parish could emerge by working with Broadacres.

Broadacres are in a strong commercial position on our preferred site due to their 'ransom strip' controlling access, but we were told that they do not (yet) have an option agreement over the land. They have had approaches from at least two other landowners from the village (Belbrough Lane was mentioned by name).

It was confirmed that they are thinking of a mixed development of market plus affordable homes and would like to include a significant proportion of smaller homes / bungalows and some accommodation for people with extra care needs (independent living with support rather than nursing home). They were keen to test our reaction to this sort of mix (which was cautiously positive).

We were told that they have not yet fully analysed the results from the survey. We asked them to share their data in anonymised form, and they agreed to do this once it has been processed - this should be available 'soon'.

We gave an overview of our NP process setting out how we had arrived at our preferred site, the evidence (community opinion, Amanda Madden's housing needs survey, plus 35 existing approvals) which underpins our views on scale and mix, and we explained our project timetable. We said that our starting point for mix is the emerging Local Plan policies, but that we have some evidence that the community would like to see provision of supported living accommodation (i.e. if Broadacres were to propose more small homes, fewer large homes and some supported accommodation than the local plan policies this would probably be viewed favourably).

There was some discussion about site design with some kite flying from Broadacres. They suggested a gated section of the development for older residents (we said we did not think this would be popular/appropriate). They also mentioned that they would probably look for some of the housing being provided as accommodation blocks probably something closer to the style of the units at Northfields (see below) than the Town Close at Stokesley (we said that large blocks would be out of character for the village, Broadacres responded that they would not exceed two storey and that they would not include additional services like hairdressers etc.). There was a little bit of discussion about landscaping, including public open space and footpath connections.

We mentioned our preferred site size of up to 25 homes arose from consultation evidence several times, but Broadacres didn't 'bite' and say they were happy with this size of site. The inference I would draw is that they are thinking of a larger development, but they didn't mention a number.

We emphasised that we want to stick to our timetable, but that a developer supported site design (at the broad strokes level rather than fine detail level) would strengthen the plan and that there is time to work together on this before the community consultation in June/July. We emphasised that support from the NP / RPC would be contingent on getting alignment on site size, housing mix and design.

We asked Broadacres to put forward their outline proposal for the site as the next step in the dialogue which they agreed to do.

My guess is that alignment on mix will be the easiest, that design issues can be worked through, but that size of development is probably where we will be furthest apart on the first iteration.

4 2 April: Follow-up Correspondence to Meeting

From: Allan Mortimer
Sent: 02 April 2020 10:25
To: Andrew Garrens
Cc: Emma Speight, Derek Simpson
Subject: Hutton Rudby Neighbourhood Plan / Our Meeting of 12 March

Hi Andrew,

Thanks for your time at our meeting 3 weeks ago when life was still relatively normal. As it is likely to be some time before we can meet again to follow up on the discussion, I thought I would just drop you a short note as a record of the meeting and the agreed actions.

You will not be surprised to hear that we have not been able to meet as a Parish Council or as a Neighbourhood Plan Steering Group since then, but I have briefed the Parish Council and the Steering Group by email. The consensus is that we would like to continue the dialogue about site design as/when possible.

In terms of actions from the meeting, the two that I noted were both on you:

1. Broadacres to provide the Neighbourhood Plan with (anonymised) results of your survey when it has been fully processed (originally expected to be shortly after the meeting of 12 March)
2. Broadacres to put forward an outline site design proposal (numbers of dwelling, mix, layout etc.) as a starting point for further discussion.

We are trying to make progress wherever possible on the Neighbourhood Plan, but there are some aspects (such as consultation events) which are just not possible, so it seems very likely we will have some delay to the schedule we discussed. At this stage there is too much uncertainty to take a view on how long the delay will be. I am also aware that housing associations are under a lot of pressure at the moment, and that developing plans for future developments are unlikely to be Broadacres priority. However, if you have been able to progress either of your actions, we would be very pleased to hear from you as we can make some progress on this topic without physical meetings.

Hope you and yours are all well.

Regards
Allan Mortimer
Neighbourhood Plan Steering Group Chairman

5 18 May: Housing Survey Data from Broadacres to NPSG Chair & Others

Andrew Garrens

To:you + 6 more [Details](#)

Good morning to you all I hope this e-mail finds you well and safe, I attach for your information the findings regarding the survey that was sent out to all house holds in Hutton Rudby early this year.

The information provides some interesting facts and I hope we can use this to assist in help formulate and strengthen the final Neighbourhood Plan. It would be good to understand what the timescales for the Plan is going forward to ensure Hutton Rudby community receives the future housing it needs.

Once you have digested the information and we know what the timescales and process is it may be good to meet and agree a way forward.

I look forward to hearing from you soon.

Andrew Garrens

Head of Development Services

6 1 June: Copy of 'Desktop Review' From Broadacres to NPSG Chair & Others

Andrew Garrens

To:you + 5 more [Details](#)

Summary of Initial Desktop Rev...pdf (204 KB)

HR Hutton Rudby initial deskto...pdf (894 KB)

Good morning to you all, following on from the results of the survey carried out on Broadacres behalf I attach for your information an initial desktop report on the Housing and Care needs for Hutton Rudby. I have carried this out to support the initial finding of our survey and look to work with you all and the community to establish the housing need requirement for Hutton Rudby as part of the Neighbourhood Plan that has been submitted to the Local Authority. I am hoping to send out some summary information to the community to show them our findings in the next couple of weeks.

I would like to work with you on how we work with the community to agree what is best for the village now and the future.

Andrew Garrens

Head of Development Services

7 4 June: Feedback to Broadacres from NPSG/RPC on Desktop Review

Allan Mortimer

To:you (BCC) + 6 more [Details](#)

Hi Andrew,

Thank you for sharing the 'Desktop Review' with us. This initial response is based on an assumption that the 'Desktop Review' is just one of many inputs which will inform a debate about the scale, mix and design of a potential scheme at Hutton Rudby and is not a firm proposal. Rudby Parish Council and its Neighbourhood Plan Steering Group welcomes the opportunity to be part of that debate and look forward to working with Broadacres to shape an appropriately sized scheme which addresses the future housing needs of the Parish.

Our focus is specifically on meeting the local needs of the Parish. This is consistent with the housing strategy of the emerging Local Plan which is not looking for a contribution to district (or wider) housing needs from our Parish. We are pleased to see that in broad terms the type of housing envisaged seems to be aligned with our own understanding of Parish needs. However, we have major concerns about the quantum of development envisaged in the Desktop Review. We also have major concerns with the premise that sizing of a scheme is based on the needs of a catchment with a population of ca. 70k of which urban areas of Teesside makes a major contribution. Furthermore we have concerns about the weight that appears to be given to availability of land in defining scheme size.

It is not clear whether the indicative proposals for Embleton Farm in the Desktop Review relate just to the site allocated in the 2010 Local Plan with extant approvals for 25 homes (which would be relatively uncontroversial), or are for a different or extended area. Subject to delivering appropriate mix and design, an alternative scheme for the allocated area would be likely to be supported, but any extension to the north would not be consistent with the strategy of the Neighbourhood Plan and it is very unlikely that it could be supported. Similarly, it is unclear how extensive an area to the south of Paddocks end is being contemplated. While this is the preferred site for the Neighbourhood Plan, we do not envisage that all of the available land in this area would be required for development. We would welcome clarification on the proposed site locations.

We anticipate that the community would be very resistant to development on the scale that appears to be envisaged, and we do not believe that the community would be supportive of a development strategy of serving the needs of a very large catchment. Hence, the scheme as indicated in the review could not, and would not, be supported by the Parish Council or the Neighbourhood Plan Steering Group. However, through our work on the Neighbourhood Plan we are confident that a much more modest sized scheme specifically targeted at the needs of the Parish would be well received and could be supported.

As a next step we would suggest a videoconference to get the process of converging on a mutually acceptable scheme which could be incorporated into our Neighbourhood Plan under way.

Regards

Emma Foden (Rudby Parish Council Chair) & Allan Mortimer (Neighbourhood Plan Steering Group Chair)

8 4 June: Copy of draft NP sent to Broadacres by NPSG Chair

Allan Mortimer

To:you (BCC) + 6 more [Details](#)

Hi Andrew,

We are close to completing the drafting of the Neighbourhood Plan, and we are looking to move forward as quickly as possible but timescale is difficult to predict because it is dependent on factors outside our control.

The current status is that we have a substantially complete draft (attached for information) which we have circulated for comment to statutory consultees and HDC. The next steps are to finalise the draft, and then carry out the (minimum) 6 week statutory community consultation and make any amendments arising from that before formally submitting to HDC. Incorporating any suitable proposals from Broadacres can be accommodated within that process providing it is done before the community consultation takes place.

The first factor which is outside our control is when HDC will be able to respond on our draft. HDC planning policy started to review our draft, but while this was in progress the Planning Inspectors appointed for the Local Plan raised their initial queries and naturally that takes priority for HDC. At the moment HDC are not able to commit to a date when they will be able to complete the review.

The second factor which is outside our control is the impact COVID 19 restrictions will have on the form and timing of the community consultation. It is generally advised not to do this type of consultation during the school holiday period, and as we cannot prepare a final draft until we get HDC's comments. The window for completing the community consultation before the holidays has effectively closed, so realistically we are now targeting Sept/Oct for this step.

To go into community consultation in September means we need to have the major design principles (housing numbers, mix, site layout including location of access and open space, landscaping etc.) defined by early August. Additional detail and/or amendments which are a reasonable response to the community consultation can be added during the preparation of the submission version which on this timetable we would be looking to complete by end of November.

How does this fit with your side?

Regards
Allan

9 9 June: Broadacres comments on RPC/NPSG feedback

Andrew Garrens

To:you + 6 more [Details](#)

Allan please find a response to your e-mail dated 8th June. Any questions don't hesitate to contact me.

Andrew Garrens

Head of Development Services

From: Ian Laight (Housing Research)

Sent: 08 June 2020 14:20

To: Andrew Garrens

Subject: Hutton Rudby Parish Council comments

Good afternoon Andrew,

I have added in my comments in red below to the message you received from Hutton Rudby Parish Council.

Hi Andrew,

Thank you for sharing the 'Desktop Review' with us. This initial response is based on an assumption that the 'Desktop Review' is just one of many inputs which will inform a debate about the scale, mix and design of a potential scheme at Hutton Rudby and is not a firm proposal. Rudby Parish Council and it's Neighbourhood Plan Steering Group welcomes the opportunity to be part of that debate and look forward to working with Broadacres to shape an appropriately sized scheme which addresses the future housing needs of the Parish.

Our focus is specifically on meeting the local needs of the Parish. This is consistent with the housing strategy of the emerging Local Plan which is not looking for a contribution to district (or wider) housing needs from our Parish. We are pleased to see that in broad terms the type of housing envisaged seems to be aligned with our own understanding of Parish needs. However, we have major concerns about the quantum of development envisaged in the Desktop Review. We also have major concerns with the premise that sizing of a scheme is based on the needs of a catchment with a population of ca. 70k of which urban areas of Teesside makes a major contribution. Furthermore we have concerns about the weight that appears to be given to availability of land in defining scheme size.

While the overall catchment was assessed as including parts of Teesside, and comprised a 2020 population of 61,782 people, the supply and demand analysis also considered the Hambleton parts of the catchment separately and this area had a 2020 population of just 19,770 people. The supply and demand analysis for the Hambleton part of the catchment alone shows large shortfalls in provision for both older peoples housing and care beds, as most of the existing supply is in the Teesside part of the catchment, i.e. the Hambleton only figures show an undersupply of 340 housing units and 515 care beds in 2020, whereas the overall catchment figures show an oversupply of 37 housing units and an undersupply of 515 care beds in 2020.

When considering the demand for older peoples housing and care beds, it is unrealistic to isolate a small administrative area such as one ward or a parish and assume that there is no interaction with its surrounding area. Housing and care markets function across multiple wards and local authorities, so supply and demand can only be meaningfully assessed when based on those composite larger areas. It is not clear whether the indicative proposals for Embleton Farm in the Desktop Review relate just to the site allocated in the 2010 Local Plan with extant approvals for 25 homes (which would be relatively uncontroversial), or are for a different or extended area. Subject to delivering appropriate mix and design, an alternative scheme for the allocated area would be likely to be supported, but any extension to the north would not be consistent with the strategy of the Neighbourhood Plan and it is very unlikely that it could be supported. Similarly, it is unclear how extensive an area to the south of Paddocks end is being contemplated. While this is the preferred site for the Neighbourhood Plan, we do not envisage that all of the available land in this area would be required for development. We would welcome clarification on the proposed site locations.

The Desktop Review does not refer to the site for 25 homes as this is not relevant to the supply and demand analysis. As part of the briefing from Broadacres prior to commencing work, Housing

Research were made aware of the two parcels of land north and south of Garbutts Lane which are available for development and these are referred to in section 6.2 of the Desktop Review. Given that the supply and demand analysis had identified a current unmet demand for 340 units of older peoples housing for the Hambleton part of the catchment alone, and that the parish based Housing Needs Survey had identified separate and additional demand for starter and family housing, the comments on land availability and capacity in section 6.2 of the Desktop Review illustrate how the available land might contribute towards meeting these various housing needs – it does not seek to fit the demand to the sites and indeed the assessed under supply of older peoples housing is far in excess of what the two sites could accommodate.

We anticipate that the community would be very resistant to development on the scale that appears to be envisaged, and we do not believe that the community would be supportive of a development strategy of serving the needs of a very large catchment. Hence, the scheme as indicated in the review could not, and would not, be supported by the Parish Council or the Neighbourhood Plan Steering Group. However, through our work on the Neighbourhood Plan we are confident that a much more modest sized scheme specifically targeted at the needs of the Parish would be well received and could be supported.

Due to the low levels of existing supply of both under peoples housing and care beds in the Hambleton part of the catchment, local residents in Hutton Rudby and the other parts of north Hambleton currently have little or no opportunity to access housing that is suitable for later life or local care homes – as almost all of the existing provision is in the Teeside part of the catchment. This means that in order to age well or meet their care needs many of the existing older local residents would have to leave the parish and move to Teeside, or stay in their existing homes which are over large, not well suited to reduced mobility and not well located for regular access to care and health services.

The Office for National Statistics projections show very considerable increases in the numbers of older people throughout the catchment. For the Hambleton part of the catchment alone, over the next 20 years the projections show a 35.3% increase in the number of those aged 65 & over, a 37.2% increase in those aged 75 & over, and a huge 80.1% increase in those aged 85 and over – the age group who most need purpose designed housing and care services. Failure to begin providing for this future rise in demand, particularly when there is already an undersupply of older peoples housing and care beds, will almost certainly lead to increased outward migration of the ageing population from the parish and north Hambleton as their needs cannot be met in their current family homes.

As a next step we would suggest a videoconference to get the process of converging on a mutually acceptable scheme which could be incorporated into our Neighbourhood Plan under way.

Regards

Emma Foden (Rudby Parish Council Chair) & Allan Mortimer (Neighbourhood Plan Steering Group Chair)

I hope this helps.

Best regards,

Ian

Ian Laight

10 10 July: Email from Broadacres to NPSG Chair & others

Andrew Garrens

To:you + 5 more [Details](#)

Alan following up regarding your e-mail of the 4th of June please accept my apologies for the delay. I am hoping to have my initial designs based on the survey results within the next couple of weeks.

Do you think it would be a good idea to meet with the Neighbourhood Plan Team and the PC to discuss how we work together to share the design's with the community which will assist you and the village with meeting the September vote taking into consideration any Covid 19 restrictions.

It would be good to get together and see how we can assist you and the village to complete your plan.

Thank You

Andrew Garrens

Head of Development Services

11 10 July: Response from RPC/NPSG to Broadacres letter

Hi Andrew,

Rudby Parish Council and our Neighbourhood Plan Steering Group are very surprised and disappointed that you chose to circulate a letter to our parish residents about your proposed scheme without first engaging in substantive dialogue with us on the concerns about it which we had already expressed. This is not what we would describe as constructive engagement when all the correspondence between us suggested that the next step would be a meeting to attempt to converge on a mutually acceptable solution. At the very least we would have expected the basic courtesy of giving notice that you were going to send this letter.

We suspect that the only message our community will take from your letter is that Broadacres have an objective to impose a vast development on our village which is sized to serve the needs of half of Teesside and all of the north of Hambleton. The impression your letter gives is that Broadacres wants to sweep aside and ignore the community effort put into the Neighbourhood Plan to define our own needs and aspirations, and that you are more interested in seeking dialogue with landowners than with community representatives. The Embleton Farm part of your proposal appears to be largely a reheat of a proposal put forward to the Neighbourhood Plan by the landowner some time ago which after careful examination was discounted.

We have worked hard through our Neighbourhood Plan to *assemble evidence and* build support for an appropriate quantum of development, and *through this work* we have achieved a reasonable degree of consensus on location and mix. We fear that your letter not only undermines the work of our Neighbourhood Plan, but is a major setback for the chances of any scheme put forward by Broadacres gaining widespread community acceptance.

We would very much like to work with you to develop a mutually acceptable scheme of a much more modest scale which we would be able to endorse and actively support, *but bringing your proposal into broad alignment with our Neighbourhood Plan objectives must come before any public consultation. If you were to persist with what appears* to be an ill-conceived and oversized scheme you would leave us with no other option than to join with our community in resisting it to the fullest extent possible.

Please advise your earliest availability for a meeting to discuss the way forward.

Allan Mortimer
For Rudby Parish Council & Neighbourhood Plan Steering Group