

## **HAMBLETON:** Huby and Carlton Miniott

During a period of uncertainty for both landowners, developers and communities during Hambleton District Council's Local Plan review, many landowners have been cautious and reluctant to dispose of their land assets. This has made bringing forward Rural Exception Sites challenging. Despite these difficulties, Amanda Madden, RHE for Hambleton, has worked tirelessly in partnership with Broadacres Housing Association, the parish councils, landowners and residents to bring forward sites, specifically in Huby and Carlton Miniott.



### **Carlton Miniott**

Carlton Miniott is a small unique scheme of seven terraced homes, which started with a conversation between Broadacres and Moody Construction. This scheme has maximised the land offered for development. Designed by InGreen and built by Moody Construction of Northallerton, the scheme provides a range of terraced houses and flats comprising one one bed flat and one two bed flat, four two bed houses and one three bed house - which all exceed the Nationally Described Space Standards. The homes compliment the characteristics of the village streetscape. These homes have been built using the Fabric First Approach, whereby the property is contained within a 'thermal envelope' derived from insulation, minimising the need for energy consumption and keeping running costs low.

These homes enable local people to remain living in their home village, and their children can attend the local primary school, which is a short walk away from the development.

Amanda and the Team at Broadacres have worked hard to ensure that construction continued during the lock down, with only a few days lost to the redesigning of site processes to be Covid 19 compliant. The homes are on target to complete by August 2020. This scheme has benefitted from £315,000 of Homes England funding, topped up with £25,000 local authority funding and will offer both rented and shared ownership properties for local people.



## Huby

Amanda Madden has been working with Broadacres for a number of years trying to deliver affordable homes for local people in Huby. This time they seem to have met with success, showing that in rural housing delivery persistence pays. The builders (ESH) are on site and working in line with Covid 19 compliant practices.

The site, to the south of Robins Lane, is in the centre of the village, adjacent to the local primary school.

The application for 12 dwellings was submitted in January 2019, to meet an identified housing need following a survey carried out by Amanda. Huby is a hinterland village that lies on the outskirts of Easingwold. It is a high price area with the average house price of £236,350 and average income of £23,670, equating to a house price to income ratio of 10.1. This makes it extremely hard for local people to get on the property ladder and no rented properties have been delivered since 2004. The supply of affordable homes locally is extremely pressurised. Since 1980 35% of Broadacres homes in the village have been sold under the Right to Buy, so the addition of new homes for affordable rent is much needed.



The scheme was designed and presented for approval by Michael Dyson Associates Ltd on behalf of Broadacres and provides 12 homes comprising eight two bed houses and four three bed houses, which all meet Nationally Described Space Standards. The homes will have two car parking spaces each and outdoor space at the front as well as rear gardens. This scheme has benefitted from £486,000 Homes England funding. The four three bed properties will be offered for shared ownership and the remaining properties for affordable rent. There will be a local connection criteria for occupation limited to Huby initially but extending out to Easingwold sub area if required.

Access to the scheme (Hayfields) is directly off Tollerton Road and has been created by reducing the large garden of an existing Broadacres property.