

Development Matters

Quarter Four 2004/05 (Jan - Mar)

A regular update produced by the development team, designed to promote awareness by providing information that counts...



INVESTOR IN PEOPLE

Focus on 'St Thomas a Becket Walk'



The first residents have moved into the affordable homes at the new development in Hampsthwaite. As part of St Thomas a Becket Walk (previously the site of the old *Abbatoir*), Harrogate Borough Council successfully negotiated provision of 5 affordable homes (3 for rent and 2 for sale on a low cost home ownership basis).

The affordable properties provide homes for individuals with a local connection to a specific set of local Parishes. This ensures that the properties are occupied now and in the future by local people who would otherwise be unable to afford a home in the local area.

The fact that these properties exist alongside properties on sale for £850,000 minimum is a great achievement for the Council and its partners. Bricks and mortar proof of the success of the Council's affordable planning policies and effective partnership work with Home Housing Association, the Housing Corporation and Charles Church (the developer).

To celebrate the delivery of these homes to people who need them in the rural area, an official opening ceremony is planned. Watch out in the next edition for more details. In the mean time if anyone has further questions related to this article please contact the editor.



COUNCIL TAX on Second Homes funds Affordable Housing

In the last edition of Development Matters we highlighted Harrogate Borough Council's success in securing funding of £3.5 million from North Yorkshire County Council, funding that came available through the County Council's council tax charge on second homes.

Construction of affordable homes The £3.5 million has been earmarked to fund 41 affordable new homes. Outline planning permission has already been granted for 11 affordable homes across the following locations: East Park Road, Spofforth; South View, Arkendale; Spofforth Lane, Little Ribston; Crowgarth, Skelton-on-Ure; Manor Road, Killinghall.

Preparations are underway to tender these sites out as a "package" of sites to the Council's Joint Commissioning Partners (Home Housing, Leeds Federated Housing Association, Harrogate Families Housing Association, Yorkshire Housing and Accent Homes) who will submit to the Council details of proposals for development and management of these sites.

Local Development Framework (LDF)

These new framework will replace the Council's existing Local Plan frameworks. The Local Development Framework consist of a number of documents (Development Plan Documents that (DPD's) are able to be updated, if necessary on an individual basis in a more proactive way over time than the present local plan framework.

The LDF is split into two main sections:

A = The Core Strategy (DPD)

- Will contain the LDF objectives and core policies
- Will contain new development plan documents on affordable housing and managing the release of housing land
- Will come into action early 2008

B = Housing and Employment Allocations (DPD)

- This document will allocate "large" sites (capable of supporting over 10 dwellings) for development of housing
- It will also allocate large sites for the development of employment

Various consultation events across the District are taking place through 2005 - 2006, well in advance of the new framework coming live in 2008.



Planning Update

The following developments have recently been approved by Area Development Control Committees, subject to completion of section 106 legal agreements, setting out tenure, phasing and occupation criteria for the affordable homes

Bishop Monkton - Hungate. 2 x 2 bed rented homes within a scheme of 5 new build dwellings.

Boroughbridge - Horsefair. Conversion of Hotel to 7 flats, 2 of which will be affordable rented housing for local people (1 bed).

The affordable homes will be developed by the private sector and transferred to housing associations on completion. As the homes form part of mixed market and affordable developments, neither the Council, nor the Housing Associations have any control over completion timescales. Planning permissions remain valid for 5 years.

Affordable Housing Planning and Development Guide



The Department of Health and Housing through the Development Team continues to maintain strong and effective working relationships with colleagues in the

Planning Division especially related to the joint work both departments undertake to secure much needed affordable housing. Most recently both departments have worked together on the "Affordable Housing – Planning Guidance for Developers and Planners" Supplementary Planning Guidance (SPG).

The SPG sets in context the planning requirements for securing affordable housing. Notably there is a requirement that landowners, developers, agents and such contact the Development Officer (Jenny Wood) to discuss provision of affordable housing on qualifying sites in advance of submitting a planning application. A newly introduced Affordable Housing pro-forma for proposed developments that give rise to a requirement for affordable housing must be counter-signed by the Development Officer before planning applications are validated by the Planning Division.

Information and guidance is held on Harrogate Borough Council's web site (this includes a printable version of the SPG detailed above). Further assistance or clarification of affordable housing policy please contact Jenny Wood - Development Officer, 3rd Floor, Springfield House, Kings Road, Harrogate, tel:01423 556891.

2004 /05 Highlights

The Editor would like to thank all those individuals who have helped make the newsletter "Development Matters" a success over the last year. We rely on many people both within the Council and outside to deliver the information (*and the photos!*) about the news that matters. Thanks to all who have been involved.

To look back over 2004/05 there has been a lot of activity ...

The Avenue, Starbeck 17 shared ownership affordable homes so near completion now! (*Quarter 3 newsletter*)

Sanctuary Court, Ripon (8 affordable flats for rent) – A successful opening ceremony was arranged in January 2004 (*Quarter 3 newsletter*)

Old Abattoir Site, Hampsthwaite Completion of this affordable housing project offering 3 rented and 2 Discounted Home Ownership affordable homes (*refer to full article on front page of this newsletter*).

The Foldyard, Rainton Completion of 2 affordable homes for sale on a discounted home ownership basis - a successful "open house" was held in August 2004 and Calendar News visited too! (*refer to Quarter 2 newsletter*)

Extension to Avondale Hostel Successful completion to create 6 extra units of temporary accommodation for homeless families and individuals.

Homebuy Scheme This continues to help individuals access homes (via grant funding) that they would otherwise not have been able to afford - in 2004/05 6 properties were purchased through help that the Homebuy Scheme offers. Grant funding is secured to go towards a further 8 units to be purchased by families/individuals in 2005/06.

Affordable Homes Awards The former Josephine's nightclub on Commercial Street and The Boulevards, St Georges Road were successful in claiming national awards for successful and innovative provision of affordable homes. The former Josephine's nightclub site won the award for "Best New Small Development", The Boulevards on St Georges Road was commended under the Joseph Rowntree Foundation special award for "achievement in creating mixed income new communities"

Member Tour In October Council Members were taken on a "tour" of affordable housing developments across the Borough. This was a very useful exercise highlighting the type, location and tenure of affordable homes that have been delivered by the Council and its many partners. Homes that exist through the hard work and dedication of the many individuals involved behind the scenes...the bricks and mortar are evidence of that hard work.

Letters to the Editor

Have you any comments, questions or ideas for future issues?
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