

# Development Matters

JANUARY 2008

**Harrogate**  
BOROUGH COUNCIL

Working for you

## Planning Update

### Planning Granted:

**Cruet Farm, Hampsthwaite**  
eleven houses: two 3-bed and five 2-bed for rent and one 3-bed and three 2-bed for sale

**Fairview Farm, North Rigton**  
(commuted provision) – one family house for rent

### Completions:

**Hall Farm, Long Marston**  
four 2-bed houses and two 1-bed flats all let to people local to the Marston Moor sub-area.

**The Bay Horse, Burnt Yates**  
two newly built 3-bed houses sold to people local to the Killinghall sub-area.

**Pendragon Way (Swinton Court), Harrogate**  
fifteen 1-bed and 2-bed flats to be used as temporary accommodation, eleven 2-bed and 3-bed houses rented and five 2-bed and 3-bed houses sold to people local to Harrogate.

## BITS AND PIECES

Undeveloped land within the district is very scarce and what is available is often expensive and not always suitable for the development of dwellings.

The development team are always looking for any opportunity, no matter how large or small to make use of Housing Division land, which may be suitable for the development of affordable homes. This land could be a part of a large garden of an existing Council house or a redundant garage site - any little bits and pieces will do and we want more; yes more please!

Why? ... Well, from various bits and pieces of land, Harrogate Borough Council jointly with our partners Accents Homes, have packaged up ten such sites, out of which development is currently underway on five sites, with a further six sites due to be developed in 2008.

These are the sites where the developers have commenced work:

- **Crimple Avenue, Little Ribston** - two 3-bed houses for sale on a shared ownership basis
- **Manor Gardens, Killinghall** – two 2-bed bungalows for rent
- **South View, Arkendale** – one 3-bed house for sale on a shared ownership basis
- **Harewood Road, Harrogate** – one 3-bed house for rent
- **Brackenwell Lane, North Rigton** – one 3-bed house for sale on a shared ownership basis

**These are the sites where development will start in 2008:**

- **East Park Road, Spofforth** – two 3-bed houses for rent and two 2-bed houses for sale on a shared ownership basis

- **Moor Lane, Bilton in Ainsty** – two 2-bed houses for sale on a shared ownership basis
- **Crowgarth, Skelton-on-Ure** – two 2-bed houses for rent
- **Carrside Lane, Great Ouseburn** – three 3-bed houses for sale on a shared ownership basis
- **Rothbury Close, Harrogate** – one 2-bed bungalow for rent

Delivery of nineteen affordable homes across ten sites is hard work, but really emphasises the scarcity of suitable sites for development and the fact that the Council makes best use of every opportunity to address the District's shortage of affordable housing.

## COMPLETED Pendragon Way, Harrogate

The 100% affordable housing site is now fully completed and will soon be providing 37 affordable quality homes for single people, couples and families, all of whom have a local connection to Harrogate. A mix of affordable social rented and housing for sale has been provided.



Pendragon Way development was built in partnership with Harrogate Borough Council and Yorkshire Housing.

For the energy efficient amongst you (that does not mean sitting still) four of the family homes were fitted with Ground Source Heat Pumps! Yes Ground Source Heat Pumps! What's that I hear you say? Well let me explain ...

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## COMMUNITY LAND TRUSTS



the answer to rural housing crisis?

How do you keep affordable housing affordable? While it's possible to control the cost of a home the first time it goes on sale, it is possible that over time, it can revert to the normal market price. This can certainly be the case with some shared ownership properties. While this is great for vendors, as it provides them with cash for a deposit for their next home, it invariably takes the price beyond the pockets of those the property was originally meant for.

*"At a time when there is a shortage of affordable housing and scarcity of suitable development land, it's important to explore innovative ways of meeting the housing needs of rural communities and keeping affordable housing affordable in perpetuity for the benefit of those who it was built for. Community Land Trusts may be one of the solutions to these problems,"* said Harrogate Borough Council's Cabinet Member for Housing, Cllr Jean Butterfield.

Government Office for Yorkshire and Humber hosted a conference on Community Land Trusts (CLT's) in September. Experts on the subject and people who have been involved in setting up CLTs spoke at the event and shared their positive experiences.

Community Land Trusts are not-for-profit community run organisations which buy land and capture its value for an indefinite period for the benefit of the local community. Long term, affordable property can then be built on it, with buyers paying only for the house itself, not the land; this still belongs to the trust.

Khyati Vaughan, Rural Housing Enabler said:-

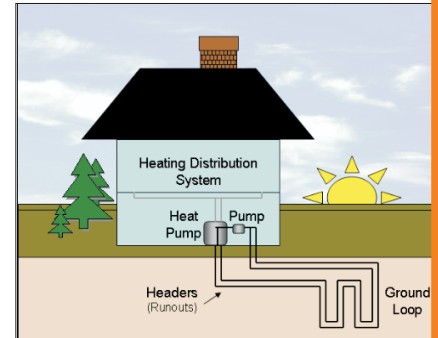
*"Community Land Trusts are not a new concept so we don't need to reinvent the wheel but learn from successful examples such as The Holy Island of Lindisfarne Community Development Trust in Berwick-Upon-Tweed, which was established in 1996 and developed a successful affordable housing scheme for local families on the island."*

*The seminar raised the profile of CLTs and generated interest from key players involved in the provision of affordable housing in the Yorkshire and Humber Region, such as Rural Housing Enablers and Housing Associations.*

*I will be promoting the concept of CLTs and will be more than happy to inform and guide local communities wishing to set one up."*

## Pendragon Way, Harrogate (continued from Page 1)

The systems were installed using funding from the Energy Saving Trust to test the Regional Spatial Strategy's renewable energy requirement. The pumps use solar energy from the ground to provide heating and hot water and are very efficient. Pipes fixed into 85-meter deep holes are used to collect heat, which is then compressed by the heat pump for use in the radiators and hot water cylinder. This is designed to be cheaper to run than a conventional gas central heating system whilst providing 24 hour heating.



And on a more flippant note, why Pendragon Way?

Well! ... The Development is located on Harlow Hill and as noted by historians Grange and Hargrove, Harrogate's oldest legend, namely King Arthur's father Uther Pendragon, fought a battle in the dark ages against the Saxons in this area, from which came the name Pendragon Way!

## Harrogate leads Rural Excellence Programme

As part of a scheme aimed at driving improvement in local government, North Yorkshire authorities were successful in securing a place on the Rural Excellence Programme despite tough competition. The Rural Excellence Programme is a unique national programme developed and funded by the Improvement and Development Agency (The IDeA works for local government improvement so councils can serve people and places better).

The programme is aimed at helping participating authorities to deliver much needed rural affordable homes, principally through a mentoring programme for both officers and members by linking with other local authorities and stakeholders throughout the country. In North Yorkshire, Harrogate is the lead contact for the North Yorkshire mentoring team.

As part of the scheme a number of successful events have been held, such as a Housing and Planning event aimed at improving joint



working between the two departments, where officers from Harrogate Borough Council shared their knowledge and expertise with neighbouring authorities on how to maximise affordable housing opportunities through the planning system.

Future events, which members particularly are encouraged to attend are:

- 24 January 08 – tour of rural affordable housing schemes for Parish Councillors
- Early 2008 (date to be confirmed) – event on National Parks
- Early 2008 (date to be confirmed) – national event on the MOD and Local Authorities (with particular focus on the expansion of Catterick Garrison)

If you are interested in attending any of the above events, contact Khyati Vaughan on 01423 551656 or [khyati.vaughan@harrogate.gov.uk](mailto:khyati.vaughan@harrogate.gov.uk) as soon as possible because spaces are limited.