

Development

Matters

APRIL 2009

Harrogate
BOROUGH COUNCIL

Working for you

www.harrogate.gov.uk

YEAR END **BUMPER** EDITION

Planning

Update

Planning Permission Granted

Apr 2008 - Mar 2009

Ripon House, Ripon
27 x 2 / 3 bedroomed
houses to rent.

**3 Gascoigne Crescent,
Harrogate** (Youthbuild)
Conversion of a single
dwelling into 2 x
one bedroomed self-
contained flats for rent.

**Spacey Houses Farm,
Harrogate** (outline)
5 x houses to rent.
2 x flats for sale at
discounted prices.

**60 Hollins Lane,
Hampsthwaite**
2 x houses to rent.

**Tang House Farm,
Birstwith**
1 x family house (Off-
site Provision).

Ponderosa, Minskip
1x 2 bedroomed house
to rent.

**Blind Lane,
Knaresborough**
3 x 2 bedroomed houses
4 x 3 bedroomed houses.

Applegarth, Harrogate
Conversion of an
unused communal
room, into a one
bedroom elderly
person flat.

A local Housing Trust whose aim is to provide education, employment and homes for vulnerable young people has successfully completed another project.

Harrogate Youthbuild Trust trainee, Craig Harpin, is preparing to move into a new flat in Harrogate that he helped to renovate as part of this innovative scheme.

The purchase and conversion of the property was made possible with funding from Home Housing and the Golden Triangle Partnership of Harrogate, Leeds and York Councils.

The Trust brings together a range of organisations including the local authorities, Harrogate College and a number of partner housing associations.

Working alongside contractors STG, Craig has been involved in all aspects of renovating the property into two one-bedroom flats for rent, one of which was promised to him. As well as being paid a weekly wage, Youthbuild trainees attend Harrogate College one day a week to study towards an NVQ educational qualification.



Harrogate Youthbuild Trainee Moves Into His New Home

Craig also worked on the renovation of the second flat which will be allocated to a single person from the council's waiting list.

In congratulating Craig, Councillor Jean Butterfield, Cabinet Member for Housing, says the Youthbuild project has proved yet again to be a win win success. She said: "This property is the fourth Youthbuild scheme delivered in the last three years. For the young people involved, it has provided life-changing opportunities. In these difficult times, it is even more important to give our young people the chance to get real work experience and housing, when they need it."

Another two trainees are currently working with building contractor Connaught gaining valuable experience in the construction industry. All trainees are now looking to secure apprenticeships.

home

Youthbuild
HARROGATE

NEW AFFORDABLE HOMES PROVIDED SINCE APRIL 2008

<p>Bogs Lane, Harrogate 19 PROPERTIES</p>	<p>Harewood Road, Harrogate 1 PROPERTY</p>
 <p>12 x 2 bed houses for rent. 7 x 1&2 bed flats for rent and sale. (Discounted Home Ownership)</p>	<p>PHOTO NOT YET AVAILABLE</p> <p>1 x 3 bed house for rent.</p>
<p>The High Street, Knaresborough 5 PROPERTIES</p>	<p>Applegarth, Harrogate 1 PROPERTY</p>
 <p>5 x 1 bed apartments for rent (Learning difficulties)</p>	 <p>1 x 1 bed flat for rent (over 60)</p>
<p>Spa Lane, Harrogate 3 PROPERTIES</p>	<p>Mafeking Street, Harrogate 1 PROPERTY</p>
 <p>YOUTH BUILD</p> <p>3 x 1 bed flats for rent</p>	 <p>YOUTH BUILD</p> <p>1 x 2 bed house for rent</p>
<p>The High Street, Starbeck 6 PROPERTIES</p>	<p>Equity Loan Schemes!! 20 PROPERTIES</p>
<p>PHOTO NOT YET AVAILABLE</p> <p>6 x 1 bed flats (Joint working with Housing Association, Private Sector & Foundation) (Supported accommodation for Young People)</p>	   <p>**** 20 households were given assistance to buy on the open market **** Government/ Golden Triangle Funding</p>

<p>Purchase & Repair Scheme 12 PROPERTIES</p>	<p>Marketgate, Ripon 18 PROPERTIES</p>
 <p>Broadacres and Harrogate Families HA purchased 12 x 2/3 bed market properties, across the district to provide 12 properties for rent</p>	 <p>15 x 2 bed flats for rent & 3 x 2 Intermediate Rent to HomeBuy. (Deferred Shared Ownership)</p>
<p>North Stainley, Ripon 2 PROPERTIES</p>	<p>Skelton- on -Ure 2 PROPERTIES</p>
 <p>2 x 2 bed houses for rent & Newbuild HomeBuy (Shared Ownership)</p>	 <p>2 x 2 bed houses rent.</p>
<p>Killinghall, Harrogate 2 PROPERTIES</p>	<p>Dishforth 1 PROPERTY</p>
 <p>2 x 2 bed bungalows for rent.</p>	 <p>1 x 2 bed house for sale (Discounted Ownership)</p>

A TOTAL OF 93 COMPLETIONS 2008/2009



Planning Policy made simple!

In February of this year (much to the relief of everyone concerned) Harrogate Borough Council's Core Strategy was found 'sound' by the Inspector and adopted. The Core Strategy is the culmination of years of work, and sets out, in broad terms, where new homes and jobs should be provided within the district, including in the more rural areas.

As part of the ongoing development of the Local Development Framework (LDF), of which the Core Strategy is one of many documents, the Council will also be looking to allocate specific sites where new homes should be built, both market and affordable. This forms part of the Site Allocations Development Plan Document (DPD) and when adopted, will illustrate the location and size of the allocated site and provide guidelines on how and when the site should be developed.

As part of this process, Harrogate Council has been undertaking consultations with the public to assess which sites have the potential to accommodate residential development. For the first time, under the new policy, sites can now be allocated as 'exception sites'. An exception site is just that, an exception to the normal planning rules that allow small-scale rural affordable housing development to take place on sites that would not normally obtain planning permission for housing development usually those just outside the main built up area of a village.

Although only in the initial consultation stages, many

landowners have been particularly forthcoming and welcoming of this new policy. The Housing and Planning Divisions have been very busy over the past month meeting with landowners who wish to discuss further how their site can be developed for affordable housing for local people. Following on from the positive meetings with landowners, the Housing Department is now in the process of organizing talks with Parish Councils to discuss proposals further, answer any questions and ease any concerns that local communities may have.

There is further work to be done on these sites, with the majority not

likely to come forward for development until 2012, following their adoption within the LDF in 2011. Furthermore, a large number of sites are still in the process of being assessed and many more may be allocated as part of this process. However, there has been a positive attitude from landowners so far within the Harrogate District, wanting to help local people stay within the villages in which they have lived all their lives. This illustrates the high level of generosity and community spirit that still exists within society today. As land values on exception sites are capped, no one ever gets rich from selling one!

