

Working for you

AFFORDABLE HOUSING Planning Guidance

for Developers & Planners



revised May 2007

1 Introduction

- 1.1 It is important that everyone living in the Harrogate District has the opportunity of a decent and affordable home. The Council is committed to helping local people who cannot afford to buy or rent homes on the open market in the District.
- 1.2 House prices in the Harrogate District are much higher than national and regional averages. Since 1997, there has been a 66% increase in house prices, with the average cost of a house in the District currently exceeding £200,000. This is 87% higher than the average price for Yorkshire and Humberside and 25% higher than the rest of North Yorkshire. Meanwhile, average earnings remain on a par with the rest of the region. The District has the highest house price to earnings ratio, with the average price of a terraced house being 7.5 times the average annual income of a manual worker in 2002. These statistics are reflected in the Council's Housing Needs Survey (2000, up-dated 2003), which shows that many people in the District cannot afford to buy or rent open market housing (see section 3.0 on 'Need' for more details).
- 1.3 A key priority of the Harrogate District Community Plan 2003 is to maximise the supply of appropriate and affordable housing. The availability of such housing impacts upon the retention of skills and talent in the District and has a major influence upon the local economy and quality of life.
- 1.4 The Council's own stock of land that is available for affordable housing is virtually exhausted. Therefore, under current Government policy, the Council can only deliver this priority by requiring developers to provide affordable housing within new schemes in areas where the Housing Needs Survey has revealed a need. Policy H5 of the *Harrogate District Local Plan (February 2001, as altered May 2004) (HDLP)* is the main policy to set out the Council's approach to achieving this priority.
- 1.5 This leaflet provides planning guidance for landowners, developers, applicants, agents and Council officers on how affordable housing policy contained in the *HDLP* should be applied to proposals for new residential development. The guidance in the leaflet generally only expands upon that already provided in *DETR Circular 06/98: Planning and Affordable Housing (April 1998 (C.6.98))* and the reasoned justification to policy H5, or otherwise agreed by the Inspector at the Public Inquiry into the *HDLP*, held in Summer 2003. The leaflet has been approved for use by the Council's Cabinet Member for Planning.



2 The Policy Context

- 2.1 Government policy on planning for affordable housing is set out in *Planning Policy Guidance Note 3: Housing (March 2000) (PPG3)*, *PPG3 Housing Update: Planning for Sustainable Communities in Rural Areas (Jan 2005)* and *C.6/98*. The Government's consultation document, *Planning for Mixed Communities (Jan 2005)*, proposes to replace some of the guidance contained in PPG3 and to cancel that contained in *C.6/98*. This leaflet will be up-dated to reflect any changes to Government policy that arise from new guidance.
- 2.2 *Regional Spatial Strategy (December 2004)* reflects the Government's policy on planning for affordable housing at a regional level. Implementation at local level is through policies H5 (Affordable Housing) and C16 (The Re-use And Adaptation Of Rural Buildings) of the *HDLP*. Of these, Policy H5 is the main policy and is set out below:

Policy H5:

THE COUNCIL WILL NEGOTIATE FOR THE PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING ON SUITABLE NEW HOUSING DEVELOPMENTS AS FOLLOWS:

- A) IN HARROGATE, KNARESBOROUGH AND RIPON ON HOUSING DEVELOPMENTS OF 15 OR MORE DWELLINGS GROSS OR SITES OF 0.5 OF A HECTARE OR MORE, IRRESPECTIVE OF THE NUMBER OF DWELLINGS.
- B) IN ALL OTHER LOCATIONS, SATISFYING POLICIES H6, GB5, GB7 OR C16 AND POLICY HX, ON HOUSING DEVELOPMENTS OF 3 OR MORE DWELLINGS GROSS OR SITES OF 0.1 OF A HECTARE OR MORE, IRRESPECTIVE OF THE NUMBER OF DWELLINGS.

IN APPROPRIATE CIRCUMSTANCES, SUCH PROVISION MAY BE MADE BY WAY OF COMMUTING THE AFFORDABLE HOUSING BY PAYMENT TOWARDS, OR THE PROVISION OF, A SUITABLE ALTERNATIVE SITE IN THE LOCALITY. COMMUTED PAYMENTS



WILL ONLY BE ACCEPTED AS AN EXCEPTION TO ON-SITE PROVISION IN APPROPRIATE CONVERSION SCHEMES LOCATED IN HARROGATE, KNARESBOROUGH AND RIPON.

THE AMOUNT AND TYPE OF AFFORDABLE HOUSING TO BE PROVIDED AND THE MECHANISM BY WHICH IT WILL BE SECURED WILL BE DETERMINED BY NEGOTIATION BETWEEN THE COUNCIL AND DEVELOPERS. THIS WILL TAKE INTO ACCOUNT THE EXTENT AND NATURE OF LOCAL NEEDS AND HAVE REGARD TO THE LOCATION OF THE SITE RELATIVE TO LOCAL SERVICES AND FACILITIES, ACCESS TO PUBLIC TRANSPORT, SCHEME ECONOMICS INCLUDING PREVAILING MARKET AND SITE CONDITIONS, OTHER PLANNING OBJECTIVES FOR THE SITE AND ANY ALTERNATIVE OPPORTUNITIES FOR MEETING LOCAL HOUSING NEEDS.

ANY AFFORDABLE HOUSING PROVIDED UNDER THE TERMS OF THIS POLICY SHOULD BE AVAILABLE FOR THOSE IN LOCAL NEED AND TO INITIAL AND SUCCESSIVE OCCUPIERS FOR AS LONG AS THE LOCAL NEED EXISTS. IT WILL, THEREFORE, BE A REQUIREMENT THAT:

WHERE A REGISTERED SOCIAL LANDLORD IS NOT INVOLVED, A LEGAL AGREEMENT IS SIGNED AND/OR CONDITIONS ARE APPLIED TO ENSURE THAT INITIAL AND SUCCESSIVE OCCUPANCY IS RESTRICTED TO MEMBERS OF THE LOCAL COMMUNITY IN HOUSING NEED.

RESIDENTIAL PLANNING PERMISSION WILL ONLY BE GRANTED IF THE PROPOSAL ALSO SATISFIES POLICY HX.

3 Need

- 3.1 There is a need for affordable housing across all areas of the District. This is shown by the District-Wide Needs Survey 2000 and the Housing Needs Survey Update 2003, which identify the number of households who are in unsuitable housing, who need to move to solve their housing problems, but who cannot afford to rent or buy



even at lowest market prices. In total, there is a need for 978 additional affordable homes each year from 2003-2008. This figure is broken down to give the annual affordable housing need in each of 25 sub-areas. It is the sub-area figure which is used to demonstrate need when negotiating on a specific site. Annex 1 identifies the level of affordable housing need by sub-area, whilst Annex 2 lists and maps the 25 sub-areas and their constituent parishes.

4 Affordable Housing Targets

- 4.1 Under policy H5, the starting point for negotiating affordable housing on qualifying sites in all locations is 50% of the total number of dwellings proposed (subject to housing need). Where odd numbers of dwellings are proposed, this target will be rounded down to the nearest number (e.g. on a development of 3 houses, the Council will usually negotiate for 1 affordable house). This target will be reduced where it can be demonstrated that 50% affordable housing provision is not financially viable. This will require the submission of a Development Appraisal (see Annex 3).
- 4.2 A planning application for development which generates a requirement for affordable housing under policies H5 or C16 must be accompanied by an *Affordable Housing Pro Forma*, giving details of the affordable housing the applicant proposes to deliver. Paragraph 10.2 of this leaflet provides further information about the Pro Forma.



5 Tenure

5.1 Mix

- 5.1.1 Analysis of the data produced by the District Wide Needs Survey 2000 and Update 2003 shows that 70%-80% of households in housing need can only afford subsidised rented housing provided by a Registered Social Landlord (RSL). For the remaining 20%-30%, low cost home ownership is an option. When deciding which tenure of affordable housing is most appropriate for any given development opportunity, the tenure of housing most needed in the locality will be considered, together with the number of affordable homes proposed, the site location and access to services, facilities and public transport. These site-specific factors mean that whilst the Council will aim to achieve approximately 30% low cost home ownership to 70% subsidised rented in order to reflect affordable housing need, the target will be an overall one that is applied across all development opportunities within any one year and not on a site-by-site basis.
- 5.1.2 The need identified is predominantly for 2 and 3 bedroom housing to meet priority family needs. It is expected that all affordable housing will be delivered in partnership with a Registered Social Landlord (RSL), in order to ensure long-term affordability (see section 11.0 for details of RSLs).

5.2 Affordable Housing Type

Subsidised Rented

- 5.2.1. A nominated RSL will purchase completed homes from the developer at specified prices that are within limits set by the Housing Corporation. Current prices to developers for a range of standard house types and sizes are given below. These will vary according to the size of dwelling. Prices will be revised annually and latest figures will be posted on the Harrogate Borough Council website (address on front cover). Homes should be constructed to the relevant Scheme



Development Standards published by the Housing Corporation (go to www.housingcorporplibrary.org.uk). The homes will be managed by the RSL and occupied by local people in housing need.

Low Cost Home Ownership

- 5.2.2 This includes both shared ownership and discounted home ownership. Both tenures are sold on completion to an RSL nominated by the Council, at the same purchase price as for subsidised rented dwellings.
- 5.2.3 With discounted home ownership, dwellings are immediately “sold”, on a long leasehold basis, by the RSL to a local purchaser, at the purchase price plus an amount to cover on-costs. The RSL retains rights that are intended to ensure that the discount on market value is preserved each time the dwelling is sold on. Scheme Development Standards do not apply to this form of affordable housing.
- 5.2.4 In the case of shared ownership, dwellings are offered on a part-rent, part-buy basis to local people registered with the Council. Whilst the RSL initially retains part-ownership, occupiers may, after 2 years, buy the dwelling outright in the urban areas of Harrogate, Knaresborough and Ripon. Scheme Development Standards apply.

Acquisition prices for affordable homes negotiated under Policy H5		
Unit type	Size (sq ms)	Price to developer (£)
1 bed flat	50	45,250
2 bed flat	60	56,750
2 bed house	70	56,250
2 bed house	80	64,500
3 bed house	90	76,750
3 bed house	100	84,250
4 bed house	110	100,250

(Prices correct as at April 2005. Refer to HBC website to check for revised prices)



6 Commuted Provision

- 6.1 Government guidance stresses the importance of integrating different tenures throughout housing schemes, in order to promote mixed and well-balanced communities and create more varied patterns of housing types and ownership. Therefore, it is expected that where affordable housing is required as part of a proposed development, it should be provided on site.
- 6.2 The payment of commuted sums in lieu of on-site provision may be considered in respect of conversion schemes in Harrogate, Knaresborough and Ripon only, provided that the Council is satisfied that such payment will actually result in the provision of affordable housing in the locality. Where commuted sums are accepted, the amount payable per dwelling will be a sum equal to the difference between the appropriate RSL purchase price (see table above) and the market valuation of an equivalent dwelling in the locality.
- 6.3 Exceptionally (e.g. where affordable housing will be delivered in a more sustainable location), provision may be made by either commuting the affordable housing requirement to another site in the same locality (where it must be in addition to any requirement for affordable housing generated by that site) or by providing the affordable housing (acquired and refurbished to the appropriate standard) in the same locality. In both instances, the same level and type (i.e. house or flat) of affordable housing should be provided as that required on the qualifying site, although tenure will be determined primarily by the site's location. The address of the site/dwelling must also be identified on the pro-forma submitted with the planning application (see paragraph 10.2 for further details).
- 6.4 The mechanism for transfer of commuted dwellings and payment of commuted sums will be secured through a legal (Section 106) agreement (see section 10.0 for further details).



7 Site size & suitability

7.1 Area measurement

7.1.1 The Council will calculate the affordable housing requirement based on the gross developable area (in hectares) of the red-lined site boundary on a planning application. The gross developable area will exclude major distributor roads and existing private driveways. It will include access roads within the site, car parking areas serving the development, children's play areas and other areas of open space and landscape areas. In mixed developments incorporating other non-residential uses (e.g. a school, a crèche and offices) the area will be measured around the housing site and its access roads.

7.2 Number of Units

- 7.2.1 In terms of the qualifying number of units (i.e. 3 or 15 under policy H5), the gross number will be used. Dwellings to be redeveloped/replaced will therefore be included, but existing dwellings that are proposed to be retained, refurbished or extended will be excluded from the calculation. As such (e.g.):
- if the proposal is for the conversion of 1 dwelling to 3, negotiation will be based on the 3 dwellings to be provided and not the net difference of 2;
 - if the proposal is for the demolition of 2 dwellings and replacement with 3, negotiation will be based on the 3 dwellings to be provided and not the net difference of 1;
 - if the proposal involves the retention of 1 dwelling and erection of a further 3, negotiation will be based on the 3 new dwellings.
- 7.2.2 Where the number of units proposed is inappropriate for the site area, a revised scheme will be negotiated at the more appropriate density. This may bring the number of dwellings above the thresholds in Policy H5, necessitating the provision of an element of affordable housing (see also section 7.5 on replacement dwellings).



7.2.3 There may be circumstances where a site exceeds the qualifying threshold (i.e. 3 or 15 dwellings), but where the number and size of dwellings proposed means that the provision of affordable housing is not viable. The Council is unlikely to accept this as a reason not to provide affordable housing. In such circumstances, planning permission will therefore be refused unless the applicant can demonstrate to the Council's satisfaction that, subject to amenity and design considerations, all other alternative forms of development have been assessed and affordable housing is unviable in each case.

7.3 Site sub-division and future control

7.3.1 To avoid the site area being sub-divided, or otherwise reduced in area below the relevant threshold size, policy H5 will apply on the basis of the composite or naturally defined larger area. This will normally mean the curtilage of the property, which is defined as the area of land attached to a building¹ and is regardless of owner-ship. However, in some cases there will be no naturally defined boundary on the ground and a new curtilage will be created (e.g. some farm building conversions). In such cases a view will be taken on what is a reasonable area (e.g. for a garden) and a condition will be applied to ensure that this boundary is defined by permanent means on the ground.

7.3.2 A planning application for development which forms part of a more substantial proposed development, on the same or adjoining land, will be treated as an application for the whole development. This also applies if the development is proposed in phases, with later phases having to fulfil affordable housing requirements from previous phases, if this has not already been adequately provided for.

7.4 Conversions

7.4.1 Policy H5 applies to conversion schemes in the same way as to new build developments. However, affordable housing will not be required in cases where the site area qualifies, but the building to be converted is unsuitable for or physically incapable of being converted to more than 1 dwelling. This could happen if the site is a Listed Building that is incapable of further sub-division, alteration or extension.



7.5 Replacement dwellings

7.5.1 In the case of proposals for replacement dwellings, a target of 50% affordable housing will be sought on qualifying sites lying within the development limit or built-up area (whichever is applicable) of settlements covered by policies H5 or GB5 of the HDLP, taking into account the advice in paragraphs 7.2.2 and 7.2.3 of this leaflet.

7.6 Holiday accommodation

7.6.1 Proposals for permanent self-catering holiday accommodation (e.g. cottages and flats, including conversions, which are capable of normal residential use) will be treated as applications for dwellings and provision of affordable housing will therefore be required. Applications involving a mixture of such holiday accommodation and open market dwellings will be treated as if the whole scheme is residential, with the normal requirement for affordable housing being applied to the whole scheme.

7.7 Care and Retirement Accommodation

7.7.1 Institutional care homes (e.g. assisted living, extra care and close care) which are self-contained will be exempt from the requirement of policy H5 if the Council is satisfied that the proposed development is genuinely one that is concerned with the giving of personal care to people occupying the properties, who are in need of that care. To this effect, the development should, as a preference, accept referrals from North Yorkshire County Council's Adult and Community Services (who have responsibility for Social Services in the District - see section 12, below, for contact details). Alternatively, the applicant's own criteria for assessing potential residents should be approved by NYCC to ensure that all residents are in need of care, prior to planning permission being granted. In either case, at any one time, the development should accommodate more than simply 'low dependency' residents and preferably a range of dependency needs.

7.7.2 The applicant will usually be required to complete a 'Unilateral Undertaking' so that the measures described are legally binding. To be exempt from affordable housing requirements it is also preferable,



although not essential, that the proposed development incorporates rooms and facilities designed for the communal use of, and to provide significant levels of care for, the residents.

- 7.7.3 Where the applicant does not agree to the involvement of NYCC, the proposed development will be regarded as falling within Use Class C3. Each unit of accommodation will be treated as a single dwelling and provision of affordable housing will be sought in accordance with policies HLP1 and HLP2, as relevant.
- 7.7.4 Applicants for these other forms of care accommodation are required to complete a "Extra Care Housing Pro Forma" and to submit this with their planning application alongside the completed "Unilateral Undertaking". These documents may be downloaded from the Council's website (www.harrogate.gov.uk/harrogate-1030). Without these the planning application will not be validated. (If the applicant does not agree to the involvement of NYCC, the proposed development will be regarded as Use Class C3 and the applicant must submit an Affordable Housing Pro Forma with their planning application - see para 10.2)

7.8 Site suitability

- 7.8.1 The Council considers that sites and buildings that are suitable for residential development and which fall within the qualifying sizes set out in policy H5 will generally be suitable for affordable housing, whether it be subsidised rented or low-cost home ownership. The type of affordable housing to be provided will be determined through negotiation with the Housing Development Officer and will take into account the nature of housing need and the location of the site relative to services, facilities and the availability of public transport. In some countryside locations for example, residents would generally be at risk of social exclusion were they not car users and on at least a modest income; these being prerequisites for a household to maintain reasonable access to schools, shops, employment, social activities etc. On sites in these locations, the most appropriate form of affordable housing provision is therefore likely to be low-cost home ownership, where a qualifying household has insufficient income



to afford market housing, yet has sufficient income to maintain a reasonable and sustainable lifestyle in that location.

8 Economics of Provision

- 8.1 Under Policy H5, applicants will be required to carry out and submit a development appraisal with their planning applications, in order to justify the level of affordable housing they propose to provide if this is below the Council's 50% target. Appraisals will be evaluated by the Chief Estates Surveyor and, where necessary a Quantity Surveyor, and treated in the strictest confidence. The appraisal should cover all the costs and expected receipts arising from the development, to provide a net residual valuation. Where it can be demonstrated that it is not financially viable to provide affordable housing at the level required by the Council, the Council's target may be reduced. Guidance on development appraisals is set out in Annex 3 to this leaflet.

9 Development Expectations

9.1 'Pepper potting'

- 9.1.1 In order to integrate different tenures, on larger residential developments (of 20 units or more) the Council will not support the principle of grouping all affordable housing units together. Instead, new residential developments should be designed so that affordable housing is 'pepper-potted' amongst the open market housing. It is accepted that in certain circumstances it may not be practical to 'pepper-pot' individual affordable housing units throughout the development (e.g. in flatted schemes). In such cases, smaller clusters of between 5 and 8 affordable housing units located throughout the development will be considered appropriate.
- 9.1.2 Applicants are advised to contact the Housing Development Officer at the pre-application stage, in order to discuss the appropriate level of pepper-potting for their proposed development (see Section 12.1 for contact details).



9.2 Design Issues

- 9.2.1 As with all other forms of residential accommodation, the Council expects affordable housing to be built to a high standard of design and amenity. Affordable housing units provided within a new residential development should be of a similar size and quality to the open market housing and should be visually indistinguishable. The units should be designed to suit the type of affordable housing that is required and built to Housing Corporation Scheme Development Standards or such variation as may be agreed with a partner RSL (see section 5.2 on 'Affordable Housing Type').
- 9.2.2 As with open market housing, affordable housing units should be provided with car, motorcycle and cycle parking spaces in accordance with the Council's standards and with consideration to the location and accessibility of the site to services and employment (etc). The level of car parking may be reduced to take account of the proximity to public transport services, essential facilities (e.g. shops, schools, leisure) and employment, for example. However, an appropriate number of car parking spaces should be located close to the affordable housing units to meet the needs of people with disabilities.

9.3 Layout Plans

- 9.3.1 For full planning applications, the location and number of affordable housing units/plots should be specified on layout plans. Details of the size of and number of bedrooms within each dwelling should also be clearly marked up and different colours used to identify the different affordable housing tenures (if relevant). In flatted schemes, affordable housing units should be identified in the same way on floor plans.
- 9.3.2 In the case of outline applications, the delivery of affordable housing must be agreed in principle. The Council will require details of the numbers and types of affordable homes to be provided and, once agreed, this will be set out in a Section 106 Agreement.



10 Planning Procedures

- 10.1 To help developers make informed land purchase arrangements, the Council encourages applicants to engage in pre-application discussions with the Housing Development Officer on the scale and type of affordable housing provision required (see paragraph 12.1 for contact details). The Council wishes to avoid situations where developers purchase land without taking the requirement to provide affordable housing into account. Developers should not expect that the requirement to provide affordable housing will be waived where this has not been accounted for in the land purchase price.
- 10.2 In the interests of speeding up the application process, where a proposed development gives rise to a requirement for affordable housing under policies H5 or C16, the applicant is required to complete an *Affordable Housing Pro Forma* giving details about the affordable housing he/she proposes to provide. Details on the Pro Forma should be agreed in consultation with, and the Pro Forma countersigned by, the Housing Development Officer. The pro-forma should then be submitted to the Planning Division together with the related planning application. The Pro-Forma is available to download from the Council's website (www.harrogate.gov.uk/harrogate-1030). **The Council will not validate a planning application where there is a requirement to provide an element of affordable housing, unless the application is accompanied by a completed and counter-signed Affordable Housing Pro Forma.**
- 10.3 The Council also has three model Section 106 Agreements (one for subsidised rented dwellings, one for on-site discounted home ownership dwellings and one for off-site provision), which will be provided at the pre-application stage by the Housing Development Officer once the tenure of the affordable housing has been agreed. The models are also available to download from the Council's website. However, it should be stressed that these models are a framework for final Agreements and may be subject to change.



11 Joint Commissioning

11.1 The Council has Joint Commissioning arrangements with 5 partner RSLs. All have affordable housing stock within the Borough and are supported by the Council for further development. All partners work to the same financial parameters to ensure that homes that are delivered are affordable to local people. The Council will nominate an RSL partner to work with developers at a point when the numbers and types of affordable homes have been agreed with the Housing Development Officer. Currently, partner RSLs are:

- Accent Homes
- Harrogate Families Housing Association
- Home Housing Association
- Leeds Federated Housing Association
- Yorkshire Housing Association

12 Contacts & Publications

12.1 Should you require any further assistance or clarification of affordable housing policy, please contact the Planning Division or Department of Community Services detailed below. If your query relates to a specific planning application, your first contact should be the Development Control Case Officer dealing with the proposal/application on their direct dial telephone number, or call Planning Enquiries on 01423 556666 if this is not known.

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Useful publications include:

- Circular 6/98: Planning and Affordable Housing. DETR, 1998.
- Planning Policy Guidance Note 3: Housing. DETR, 2000.
- Local Housing Needs Assessment: A Guide To Good Practice. DETR, 2000.
- Housing Needs Survey 2000 & 2003 Update. Fordham Research, on behalf of Harrogate Borough Council, 2000 & 2003.



ANNEX 1

Basic Needs Assessment Model & Sub-Area

Sub Area	Annual needs to reduce backlog	Newly arising need	Affordable supply	Overall shortfall (surplus)	Estimated no. of h'holds in sub-area	%age shortfall (surplus)
Nidderdale	1	11	0	12	537	2.2%
Nidd Valley	3	31	4	30	1,329	2.3%
Bishopside	1	26	11	16	985	1.6%
Wharfedale Moors	4	14	2	16	869	1.8%
Almscliffe	3	13	4	11	695	1.6%
Kirkby	1	3	2	1	391	0.4%
Killinghall	10	47	6	51	2,565	2.0%
Masham	1	10	8	3	600	0.5%
Mashamshire	3	5	0	8	269	2.8%
Kirkby Malzeard	0	13	10	2	1,040	0.2%
Fountains	2	28	8	22	996	2.2%
Ripon	13	134	65	82	6,509	1.3%
Wathvale	2	27	4	25	979	2.6%
Newby	8	10	6	12	983	1.3%
Boroughbridge	4	28	9	22	1,334	1.7%
Ouseburn	1	10	7	4	651	0.5%
Hammerton	3	16	4	15	991	1.5%
Marston Moor	0	14	7	6	1,125	0.6%
Spofforth	1	19	12	8	1,000	0.8%
Claro	2	8	1	9	502	1.7%
Arkendale	1	9	4	6	777	0.8%
Knaresborough	40	120	26	133	6,200	2.1%
Bishop Monkton	1	15	9	6	809	0.7%
Ripley	2	3	1	3	494	0.7%
Harrogate	104	553	185	472	31,137	1.5%
TOTAL	209	1,167	398	978	63,767	1.5%

Source: Harrogate Borough Council – Housing Needs Survey Update 2003

ANNEX 2

Housing Needs Survey Sub-Areas

The table below provides a breakdown of the composite parishes/wards contained in each of the 25 survey sub-areas used in the housing needs survey analysis.

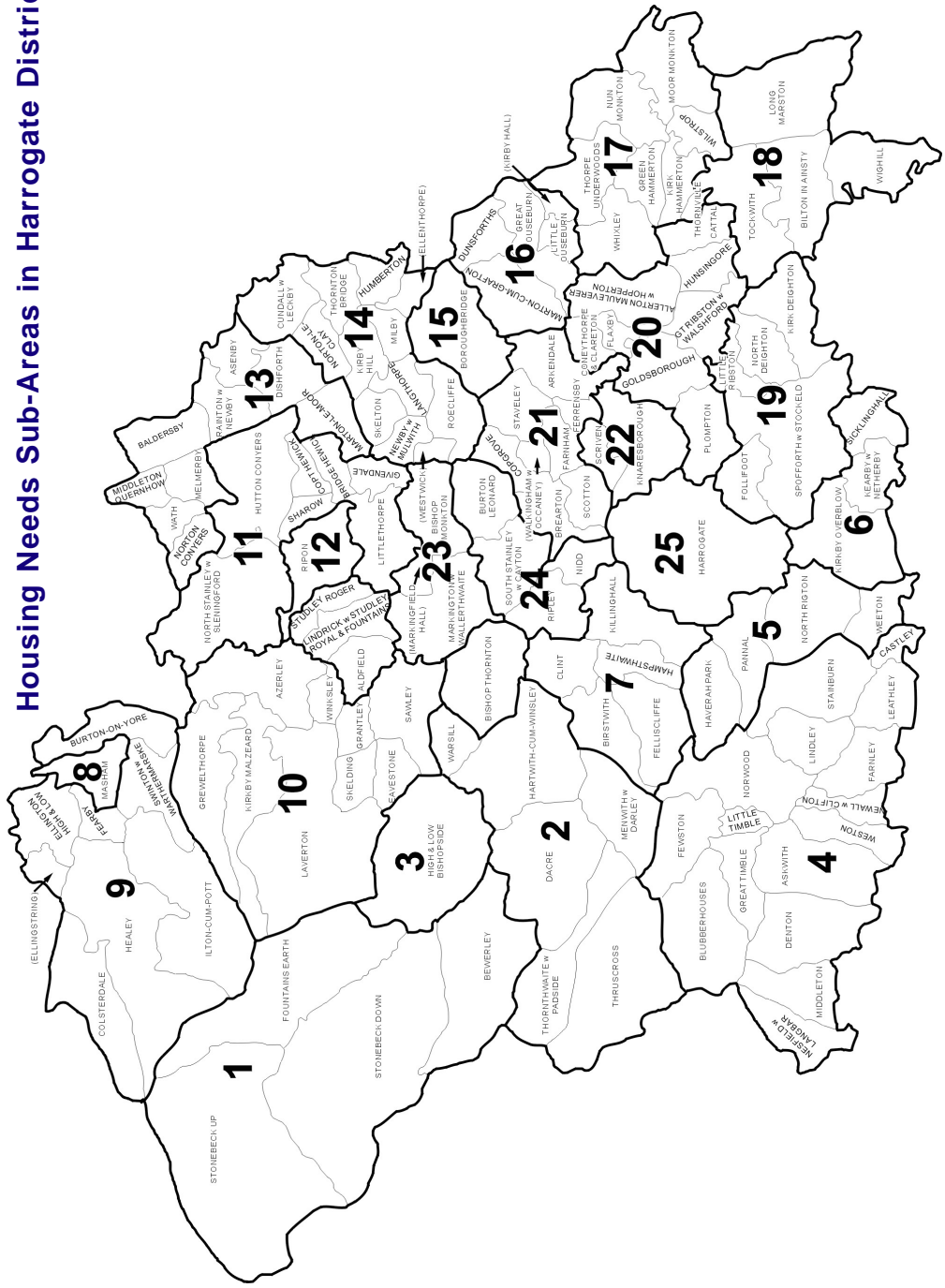
Composition of Needs survey sub-areas

No.	Sub-Area Name	Parish/Ward	
1	NIDDERDALE	Bewerley Fountains Earth	Stonebeck Down Stonebeck Up
2	NIDD VALLEY	Dacre Hartwith c Winsley Menwith w Darley	Thornthwaite w Padside Thruscross Warsill
3	BISHOPSIDE	High & Low Bishopside	
4	WHARFEDALE MOORS	Askwith Blubberhouses Castley Denton Farnley Fewston Great Timble Leathley	Lindley Little Timble Middleton Nesfield with Langbar Newall with Clifton Norwood Stainburn Weston
5	ALMSCLIFFE	Haverah Park North Rigton	Pannal (Parish) Weeton
6	KIRKBY	Kearby w Netherby Kirkby Overblow	Sicklinghall
7	KILLINGHALL	Birstwith Clint Felliscliffe	Hampsthwaite Killinghall
8	MASHAM	Masham	
9	MASHAMSHIRE	Burton-on-Yore Colsterdale Ellingstring Ellingtons High & Low	Fearby Healey Ilton-cum-Pott Swinton w Wathermarske

10 KIRKBY MALZEARD	Azerley Eavestone Grantley Grewelthorpe Kirkby Malzeard	Laverton Sawley Skelding Winksley
11 FOUNTAINS	Aldfield Bridge Hewick Copt Hewick Givendale Hutton Conyers	Lindrick w Studley Royal & Fountains Littlethorpe North Stainley w Sleningford Sharow Studley Roger
12 RIPON	Ripon	
13 WATHVALE	Asenby Baldersby Dishforth Marton-le-Moor Melmerby	Middleton Quernhow Norton Conyers Rainton w Newby Wath
14 NEWBY	Cundall w Leckby Ellenthorpe Humberton Kirby Hill Langthorpe Milby	Newby w Mulwith Norton-le-Clay Roecliffe Skelton Thornton Bridge Westwick
15 BOROUGHBRIDGE	Boroughbridge	
16 OUSEBURN	Dunsforth Great Ouseburn Kirby Hall	Little Ouseburn Marton-cum-Grafton
17 HAMMERTON	Green Hammerton Kirk Hammerton Moor Monkton Nun Monkton & Widdington	Thornville Thorpe Underwoods Whixley Wilstop
18 MARSTON MOOR	Bilton in Ainsty Long Marston	Tockwith Wighill
19 SPOFFORTH	Follifoot Kirk Deighton Little Ribston	North Deighton Spofforth w Stockeld

20 CLARO	Allerton Mauleverer w Hopperton Cattal Coneythorpe & Clayton Flaxby Goldsborough	Great Ribston w Walshford Hunsingore Plompton
21 ARKENDALE	Arkendale Brearton Copgrove Farnham	Ferrensby Scotton Staveley Walkingham Hill w Occaney
22 KNARESBOROUGH	Knaresborough	Scriven
23 BISHOP MONKTON	Bishop Monkton Bishop Thornton	Markenfield Hall Markington w Wallerthwaite
24 RIPLEY	Burton Leonard Nidd	Ripley South Stainley w Cayton
25 HARROGATE	Bilton East Central West Central Duchy Granby	Harlow New Park Pannal Starbeck Wedderburn

Housing Needs Sub-Areas in Harrogate District



ANNEX 3

Development Appraisal

To help us to determine your application in this case, a Development Appraisal is required. The information will only be made available to the Planning Officer and advisers thereto - for example the Council's Quantity Surveyors, Housing Development Officer and Valuation Surveyor. It will not be placed on the public file nor made available to any third party.

The information should include the value of the completed development contemplated by this application, and all costs incurred or expected to be incurred in order to achieve this value. The information should include the following as a minimum guide, but other factors may need to be added.

(A) Value

- (i) The gross internal area of houses - excluding garages and conservatories. Habitable roof-space should be listed separately. For industrial buildings, gross internal area is also needed. For any shops or offices, use net internal area.
- (ii) The value or values used per unit area.
- (iii) The costs of sales, or letting, including marketing, agents' fees and legal costs, to arrive at a "net value".
- (iv) Affordable housing should be shown at the value to be paid by a Housing Association - the Council's Housing Development Officer can provide this (see also the Table of Acquisition prices for affordable homes negotiated under Policy H5, under the section on Tenure in this leaflet).

It may be useful to show more than one scenario.

(B) Costs

- (i) Site Acquisition - Include the date of acquisition, or whether based on conditional contract or option (n.b. an acquisition cost which does not reflect current planning policies in the valuation is not a reason to reduce the affordable housing element - see paragraph 10.1 above).
- (ii) Costs associated with acquisition - broken down into legal and agents fees, stamp duty etc. Also include any items such as the costs for covenant release or “ransom” strips.
- (iii) Build Costs - Give the gross external area x the unit cost per m² (or sq ft). Say whether this is a tendered sum or an estimate.
- (iv) Preliminaries allowed for. State what is included.
- (v) External Works - Broken down, e.g. X m² road at Y £/m². Include boundary treatment, landscaping, demolition and site preparation costs, etc as necessary.
- (vi) Standard Planning Costs - Planning and Building Regulation fees, commuted sum for open space and recreation, for education etc.
- (vii) Fees - Architect or designer, QS, CDM supervisor etc.
- (viii) Cost of Finance - Indicate the period and interest rate.
- (ix) Community Benefits - If the scheme includes any benefit in kind, for example more recreation/open space than the minimum or the restoration of a listed building, the cost of providing this.
- (x) Contingencies - What allowance has been made?
- (xi) Abnormal Costs - Such as contaminated land remediation. What are these, and what costs are anticipated?
- (xii) Developers Profit/Margin - The amount or percentage budgeted for.

Any other items should be clearly defined.







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