

LDF WORKSHOP: HAMPSTHWAITE & TOCKWITH, 25 MAY & 1 JUNE HANDOUT: The Growth of the Villages of Harrogate District.

What do we know already?

We must promote sustainable patterns of development.

Sustainable patterns of development mean building where accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services can be achieved

Most additional housing development should be concentrated within urban areas.

Sufficient land should be made available either within or adjoining existing villages to meet the housing needs of local people.

Villages will only be suitable locations for accommodating significant additional housing where:

- There is a local need for additional houses e.g. affordable housing
- Local services e.g. shops and schools are proven to be unviable without growth
- The design is sympathetic and layout is in keeping with village character.

The LDF can allocate land within or adjoining rural settlements to provide for 100% local needs in the form of affordable housing.

These allocations should be for small scale developments (say 6 to 12 dwellings) and on land which would otherwise not be acceptable for open market housing.

In the LDF consultations last year (2004) strong support was given for meeting the housing needs of local people in the rural areas.

“The priority for new housing should be to provide homes for local people.”

3 out of 4 rural residents Agree or Strongly Agree with the above statement according to our District Panel Results.

The most important sectors of local housing need identified by the District Panel are the young and those who cannot afford market house prices.

Growth options to consider?

Option 1: Little or no growth -	no new housing through infill or expansion
Option 2: Limited growth -	new housing to meet local needs only
Option 3: Moderate growth	market and local needs housing (affordable).

Which option do you think is appropriate for your settlement?

Within each option how best can priority be given to provide homes for local people?

How best can landowners and the community work together to bring forward sites for 100% local need housing at affordable prices?

What other issues are relevant to this debate?

The Countryside - current profile '05

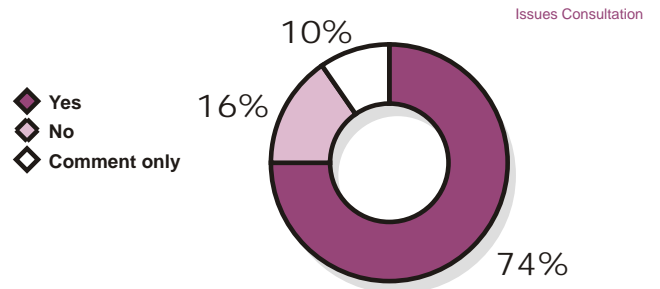
- ◆ Exceptionally high quality of environment
- ◆ Varied landscape character and wildlife.
- ◆ Numerous and often attractive villages and hamlets.
- ◆ High house prices.
- ◆ High car ownership.
- ◆ Economy often dependent on farming and tourism, basic services and businesses with local markets.
- ◆ Limited public transport.
- ◆ Intensive arable farming in the Vale of York; mixed arable and cattle farming in the dale fringes and dale valleys; and open moorland in the west.
- ◆ Apart from the north west of the District, all rural settlements are within about 10 miles (16km) of the District's 3 largest settlements or York, Leeds and Bradford.
- ◆ Almost half of the District is recognised as a nationally important landscape, lying within the Nidderdale Area of Outstanding Natural Beauty.
- ◆ Statutory Green Belt covers large areas in the south of the District.

Housing:

Issues Consultation responses

Development of smaller settlements

Does the existing planning policy (H6) on housing development in rural settlements need to adopt a more targeted control so as to provide for local housing needs, support local services and avoid long distance commuting?



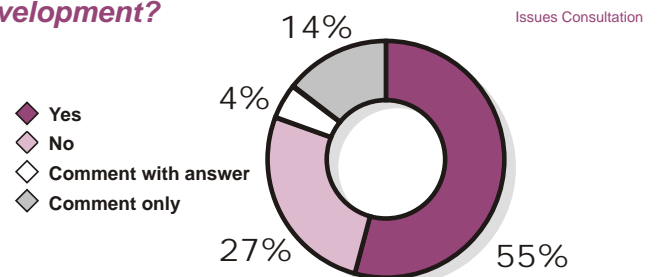
If the respondents answered 'yes' (above) they were asked to rank the importance of the five factors below which might form the basis of a change in policy on small scale housing development in the District's smaller rural settlements. (1 = the most important, 5 = least important)

- Issues Consultation
- A) Meeting the housing needs of local people
 - B) Supporting local shops and services
 - C) Developing in settlements with good public transport for journey to work
 - D) Developing in settlements close to Harrogate and Knaresborough
 - E) Developing in settlements close to Ripon

(1 = the most important, 5 = least important)

	1	2	3	4	5
A	72%	0%	22%	6%	0%
B	5%	53%	42%	0%	0%
C	11%	44%	33%	6%	6%
D	7%	0%	0%	36%	57%
E	7%	7%	0%	50%	36%

Do you consider that particular rural settlements in the District require different treatment from existing planning policy in terms of their future development?



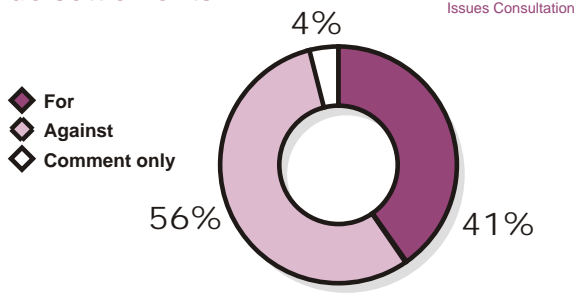
The Countryside in 2021?

- ◆ Farmers play an important role in maintaining the countryside and should be given help and encouragement.
- ◆ The countryside should have a growing economic framework stimulated by small scale developments.
- ◆ Employment generation, especially linked to agricultural holdings, should be encouraged.
- ◆ Limited new residential and other developments in the countryside on previously-developed land and redundant buildings.
- ◆ More housing for local people.
- ◆ Rural communities need supporting to ensure long-term survival.
- ◆ Public transport links need to be maintained and developed.
- ◆ Make the countryside more widely available and accessible.
- ◆ Social, economic and environmental objectives should be met together in an integrated way.
- ◆ Use existing strong communities and develop them for future generations.
- ◆ Preserve our best landscape particularly close to urban settlements where pressure for development is greatest.
- ◆ Countryside management 's importance will increase.



PLAN
YOUR
FUTURE

Are you for or against more strict control over residential re-use of rural buildings outside settlements?



(1 = the most preferred, 5 = least preferred)

	1	2	3	4	5
A	56%	26%	15%	4%	0%
B	30%	56%	11%	0%	4%
C	14%	18%	64%	4%	0%
D	4%	4%	0%	52%	40%
E	0%	0%	8%	38%	54%

The respondents were asked, "if stricter control was introduced, rank the following five options for the future of the building in order of preference"

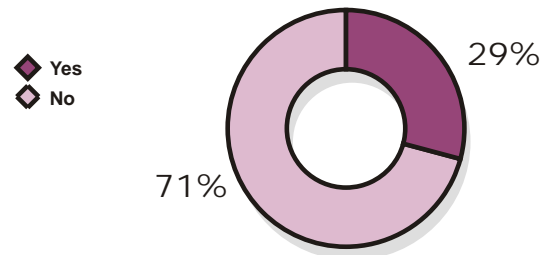
(1 = first preference, 5 = least preference)

- A) Use only for affordable housing/housing for local need
- B) Use for employment purposes
- C) Use for tourism/sport/recreation uses
- D) Leave building vacant
- E) Encourage use of materials for building elsewhere in the area

Issues Consultation

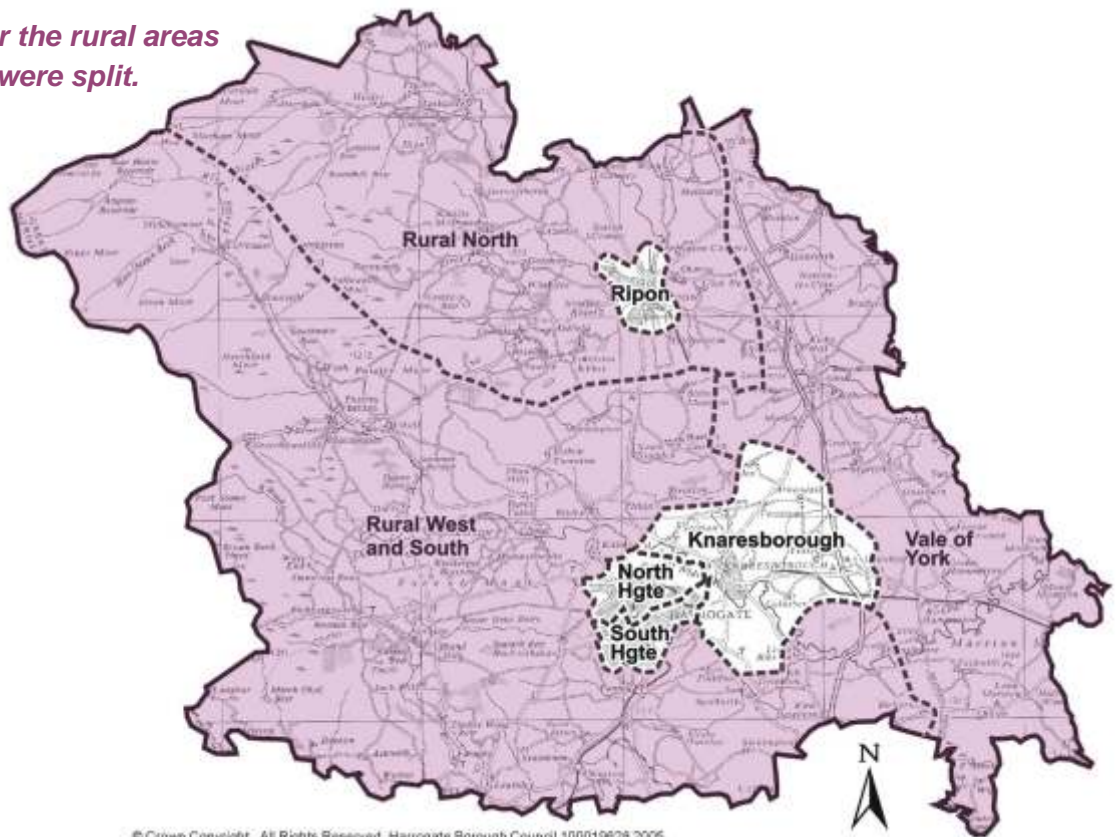
Is it reasonable to not allow residential developments through rural building conversions unless it is within easy walking distance of public transport for travel to work in one of the 6 main settlements (or larger ones outside the District)?

Issues Consultation



Results from the District Panel

How the results for the rural areas (shown in purple) were split.



"The environmental quality of the area is pleasant"

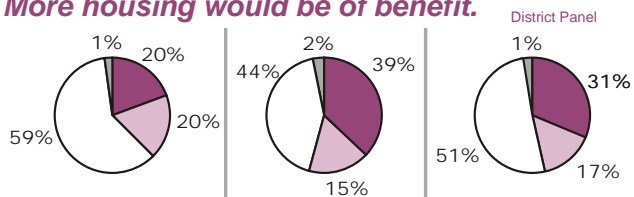
Over 92% of respondents from Rural West & South, Rural North and the Vale of York agreed or agreed strongly with this statement.

RURAL WEST & SOUTH

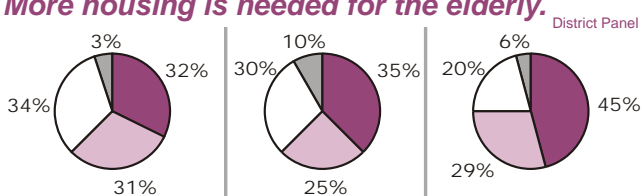
RURAL NORTH

VALE OF YORK

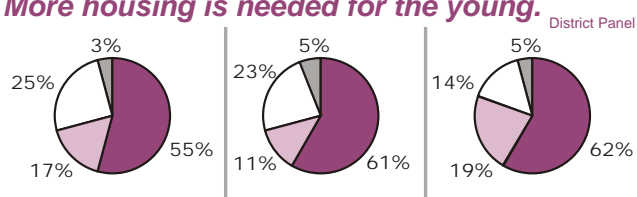
More housing would be of benefit.



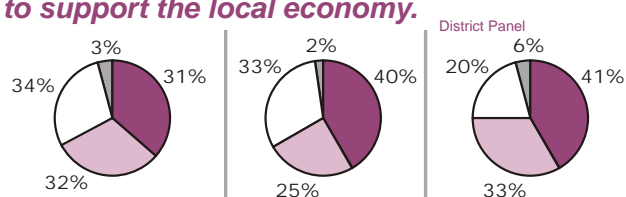
More housing is needed for the elderly.



More housing is needed for the young.



More housing is needed for key workers to support the local economy.

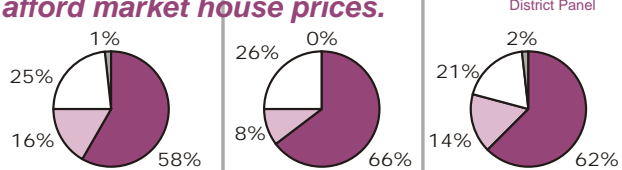


RURAL WEST & SOUTH

RURAL NORTH

VALE OF YORK

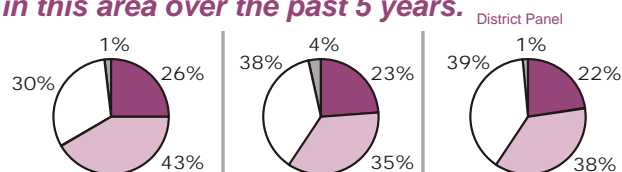
More housing is needed for those who cannot afford market house prices.



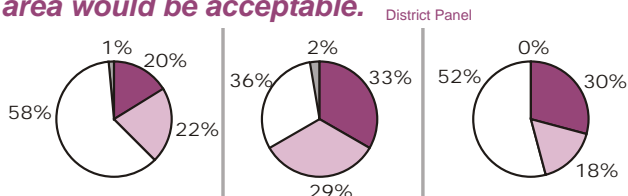
The priority for new housing should be to provide homes for local people.



Too much housing has been built in this area over the past 5 years.



Increasing the population of the area would be acceptable.



Other: Issues Consultation responses

Are there any other land use and transport issues which the Council, in planning up to 2021, should consider for the District's smaller settlements?"

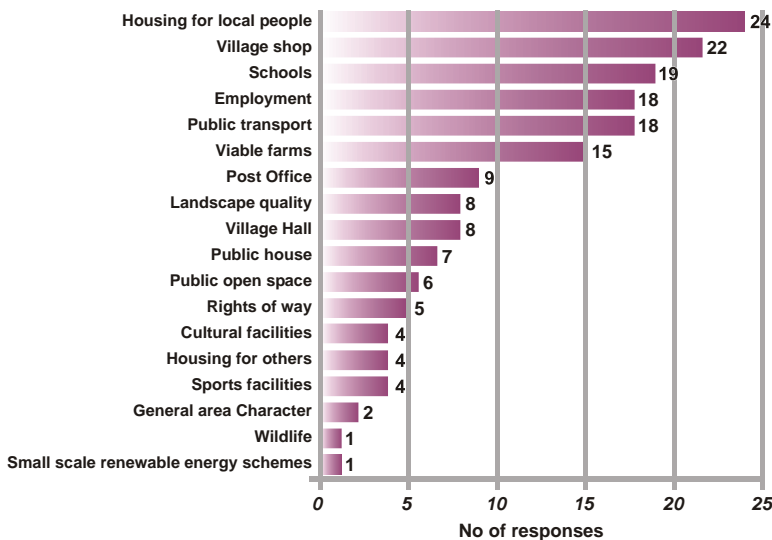
Issues Consultation

- “rural settlements should be encouraged to grow but only with sympathetic developments in keeping with the particular settlement”
- “Need to re-use/re-develop redundant farm buildings”
- “Farm settlements should be given the opportunity to issue their own development frameworks showing how the existing buildings can be used”
- “There is a need to ensure the retention of key community and sporting facilities in the smaller settlements”
- “Limited residential development should be allowed on the edge of smaller settlements”
- “Care should be taken to protect the character of settlements and not to allow over intensive development or loss of open space”
- “More financial support for leisure and support in rural communities”
- “Skills and employment shortages in the District are exacerbated by difficulty of transport”
- “Need to recognise the transport requirements of disadvantaged groups”
- “The difference between rural and urban transport issues should be recognised”
- “Good employment opportunities and good transport facilities are essential for vibrant smaller settlements”

A countryside in which to live, work & play

The respondents were given a list of some of the components which might make up a living, working, vibrant, attractive and accessible countryside. They were asked to choose the five they considered the most important for the future of the countryside in Harrogate District.

Issues Consultation



In relation to the above, respondents were asked to state any other components they considered important for the future of the countryside in Harrogate District:

Issues Consultation

- “Holiday accommodation and recreation opportunities”
- “Expanding small villages in order to increase access to local services and therefore be more sustainable”
- “Need to manage and maintain previously developed sites”
- “Need to restore and reinstate routes to link up fragmented bridleways to get horses off dangerous roads”
- “Availability of mains gas to rural villages”
- “Ensure that pedestrian access to the countryside is maintained”
- “Encourage the maintenance, improvement and provision of new services and facilities in rural settlements”
- “Re-use of redundant rural buildings”

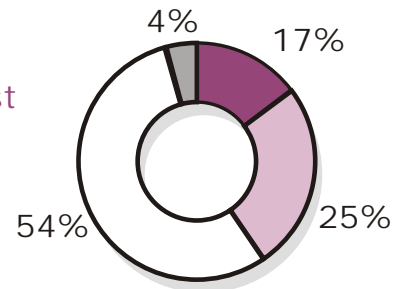
Results from the District Panel

More employment land for new businesses is needed.

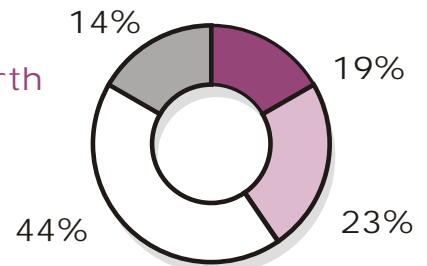
District Panel

- ◆ Agree Strongly/Agree
- ◇ Disagree Strongly/Disagree
- ◆ Neither agree nor disagree
- ◇ Don't Know

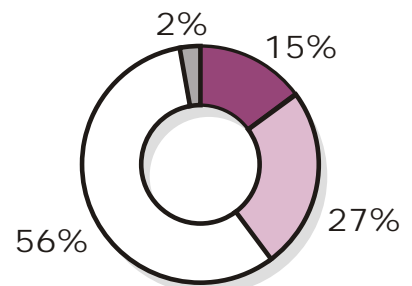
Rural West & South



Rural North



Vale of York



LDF Delegates List - Tockwith

Name	Organisation
Mr Tim Abbey	Long Marston PC
Mark Newby	Barratt York
Christine Turner	Green Hammerton PC
Mr Ken Pratt	Marston Moor Drainage B
Cllr B Halling	Green Hammerton PC
Alan Walgate	
Stuart Coggrave +1	
Cllr Lewis	
Cllr J Knights	Green Hammerton PC
Kate Adams	
Mr and Mrs Jackson	The Bungalow Tom Cat Lane Bickerton
Mr and Mrs Talling	
Chris Dale	
Tracey Snowden	
Richard Illingworth	Whixley PC
Sam Mackouley	
David Jones	
Tom Pick	
Tom Smithson	

Tockwith Workshop: 01/06/2005

The workshop leader introduced the three growth options to the group:

HOUSING TO MEET LOCAL NEED

A member of the group expressed concern that the criteria for determining occupancy of affordable housing does not take in to consideration cross border employment opportunities e.g. in West Yorkshire. The following response was obtained from our Housing Development Officer, *"Access to affordable housing, be it owned by the Council or a Registered Social Landlord, is via Harrogate Borough Council's Housing List. Whilst anybody can register for affordable housing in the district, allocation of affordable housing is made on the basis of points. These are primarily awarded on the basis of an applicant's existing housing situation however, additional points are awarded on the basis of local connection, both to the district and to the more immediate area.*

Local connection is defined as current residency, residency of close family (both for a minimum period of 12 months), past residency (for a continuous period of 10 years) and employment. Hence, all other things being equal, those who either live or work in the Harrogate district will have more points total than those who neither live nor work there. Those who work in West Yorkshire, but have a local connection to Harrogate district will qualify for local connection points. In reality, because of the number of households in need, those without a local connection will not be housed.

In respect of employment, the more pressing problem is to create affordable homes not for those who live and work outside the Harrogate district (albeit close to the border), but for those who currently work in the district yet are forced to live elsewhere due to their inability to afford suitable accommodation close to their place of work. Moreover, there is a wider issue of younger people leaving both rural and urban areas of the district due to a lack of affordable housing. The potential impact that this might have on the local economy is of concern.

The Needs Survey Update 2003, which informed current Local Plan affordable housing policies, identified a requirement for 978 additional affordable homes each year from 2003 – 2008 within this local authority area. Current provision is about 10% of the annual requirement.

Notwithstanding the significant unmet need originating in the borough itself, it is recognised that local authority boundaries are administrative only and that housing need and housing markets transcend these boundaries. The Council's of Harrogate, York and Leeds have been working together for some time on shared high demand and affordability problems and have come together to form the Golden Triangle Partnership, with a view to increasing affordable housing opportunities across the area as a whole. Funding has been allocated by the Regional Housing Board to enable the Partnership to work innovatively to address the problem and a new scheme, which will make grants available to enable first time buyers across the Golden Triangle area to purchase property on the open market, is soon to be launched.

In addition and as part of the Local Development Framework process, local authorities will now be required to take a more holistic view of housing need and demand across housing market areas, in addition to identifying housing need within the administrative area. Further government guidance on Housing Market Assessments is currently awaited"

There was also a view that affordable housing is provided to those people who need it such as the homeless and not necessarily people who simply have a desire to live or remain in a particular village.

A member of the group told of his concern that there is not an appropriate mix of housing in some villages. It is thought that a mix of housing type and size encourages a mix of people, e.g. young people, families etc.

A representative for Kirk Hammerton felt that people who have moved to the village recently do not want affordable housing even though there is a need for it.

Some residents in the group felt that there is a presumption that affordable housing brings with it antisocial behaviour. The group were informed that residents of affordable housing today would be a broad cross section of society including young professionals.

Some group members also wanted to know the implications of the Regional Spatial Strategy (RSS). The workshop leader explained that the Regional Assembly want Harrogate District to continue to be part of the growth restraint policy to prevent too much development, and that the Regional housing figures have yet to be released.

Some members of the group wanted to know the level of need for affordable housing across the District. The group leader explained that the housing need for the District exceeds the regional housing target. The results of Housing Needs Surveys conducted throughout the District show an affordable housing need of 978 per year, whereas the regional housing figures are likely to be approximately 400 to 500 per year. It was concluded that the task was to maximise the amount of affordable housing, but unable to meet all the need.

One member of the group felt that the residents of the District's villages should be determined by market forces, and people did not have a right to live in the village.

SUSTAINABILITY OF DEVELOPMENT IN THE DISTRICT'S VILLAGES

A member of the group sought clarification of what is meant by "minimising transport". The workshop leader explained that in order to make development more sustainable, it would make sense if it were located in places that have access to public transport.

It was felt by some members of the group that public transport was not adequate enough in rural areas and that there should be closer consultation with the public transport providers to improve services. The workshop leader explained that the Council are in discussions with these organisations regarding how services can be improved, but that the District Councils control on these matters is limited.

There was a view that all the major settlements in the District do not need any more development to be sustainable. This was followed with the view that these settlements are able to retain their workforce more efficiently than anywhere else in the District, and if more people are located there, they are more likely to travel less.

Some members of the group thought that affordable housing should only be provided in villages where there are sufficient employment opportunities in order to meet sustainability criteria. It was stated that farming is not the number one employment in rural areas, and that tourism and farm diversity has changed the rural economy. The workshop leader explained that the council have commissioned consultants to carry out an employment land review for the whole District. However, it was made clear that the planning system cannot dictate where people travel to work, it can only encourage more sustainable locations for development.

When asked what sort of employment was considered appropriate in the District's villages, some members of the group showed their support for the development of workshops and low scale storage buildings. It was felt that employment is currently concentrated in certain locations and not spread evenly throughout the District.

A representative of Green Hammerton and Wixley made clear that a lot of the employment opportunities in rural areas are low paid, and people filling these jobs often live outside of the District because they can not afford to live in the villages. People living in the villages often have higher paid jobs and work outside of the District.

One member of the group highlighted the importance of consulting with the Health Authority and other major service providers when providing any sort of development in the Districts villages. The workshop leader explained that consulting major service providers is a statutory requirement.

GROWTH OPTIONS FOR THE DISTRICT'S VILLAGES

It was felt that growth option 2 could be applied to the majority of villages so that the needs of local people are provided for.

It was thought that a mix of housing should be allowed in rural settlements to allow market housing to pay for low cost housing.

Support for the recent development of Whixley Gate was expressed.

A member of the group expressed his concern that the Council's policies are too restrictive and wanted to know if the Council's approach would be more relaxed in the LDF. The workshop leader explained that the current policy approach was in place to try to keep housing figures down because they already exceed the regional housing figures, and any change to this approach would be discussed in detail during future consultations on the LDF.

It was thought that different options would apply to different villages depending on the circumstances of each village. For example a village covered entirely by conservation area designation is unlikely to be able to grow significantly without harm to its character.

It was concluded that due to the workshop covering a large number of villages, the group would be unable to draw consensus on the growth options. However, the workshop leader explained that views expressed during the discussion would be fed in to the LDF process, and that there will be a six week consultation on the different options for growth during September and October.