

## Rural Affordable Housing Case Study



Development:	The Whinfields
Where:	Summerbridge, North Yorks
No. of units provided:	7
Tenure:	Rented:  4x2 bed houses 3x3 bed houses

### Background:

The landowner approached Harrogate Borough Council back in 2001 to see what potential the site had as a housing development. He seemed amenable to the idea of an exception site to provide housing for local people and so the Council's Development Officer and Planning Policy Officer carried out a site visit. The Parish Council were in favour of the site, however, a few vociferous residents who lived near the potential site were not in favour and other sites started popping out of the woodwork, which they claimed were better sites. The Planning Policy Officer carried out a brief assessment of all the sites that had been submitted and concluded that the original site offered the best potential for development and the Parish Council agreed.

The site was offered to Home Housing who worked in partnership with the Council and Southdale Homes to come up with a viable scheme. After many consultation meetings with the Parish Council and local residents, an application was submitted in August 2002 but, unfortunately, refused at Planning Committee in June 2003 (this was obviously before the 8 week deadline for planning applications came into force!). The main reason for refusal was that it was considered to be obtrusive in the AONB and Members thought the road that would need to be built to serve the homes would be like a 'motorway'! Home Housing lodged an appeal in July 2003, which was determined in January 2004, and the inspector overturned the original decision. Southdale Homes started on site later on that year and completed the homes in November 2005. They are now home to seven local families.

" When the building work commenced, many of the earlier concerns about the siting of the houses have been allayed, and nearby residents are proving receptive to the development and have been most co-operative. There is also considerable local interest in the eventual allocation of the houses, in what should prove an invaluable facility." Micheal Iveson, Chairman of the Parish Council.

### Further information from:

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