



Rural Housing Enablers

Rural homes ... for local people

Success delivering affordable homes

Welcome to the latest edition of the North and East Yorkshire RHE partnership newsletter. This is the first newsletter we have published since local government reorganisation (LGR) in North Yorkshire, so we have some updates on changes to the housing and planning services, as well as information on what the RHEs have been working on over the past few months.

Of course, if you ever have any questions about LGR or any other issue, you can contact your local RHE. Contact details for the team can be found at the end of this newsletter.

Date for your diary



The next RHE Network meeting will take place on **Wednesday 4 October** from 10.30am to 12.30pm, in person - please contact Matthew Brown for more details and to confirm your place. We hope to be joined by the new Head of Housing Delivery and Partnerships, who will oversee the RHE partnership. For more on this, see the LGR update on page 2.

RURAL HOUSING WEEK ROUND-UP (3 TO 7 JULY)

The team was very active during Rural Housing Week, highlighting affordable housing schemes that have made a big difference to rural communities.

Our Housing Strategy Manager, Sharon Graham, and Richmondshire RHE, Amanda Madden, celebrated a wonderful new development in Bainbridge. The scheme, which is bringing five new shared ownership homes to the community, is being delivered in partnership with Broadacres and the Yorkshire Dales National Park. You can read more about this here: richmondshiretoday.co.uk/wensleydale-affordable-housing-scheme-nears-completion/

We also joined in the conversation on social media, sharing information about developments including Karbon and 54 North's 100% affordable housing site in Thorpe Willoughby, WDH's development in Hellifield and a great CLH event in Beverley.



Sharon Graham, Housing Strategy Manager, and Amanda Madden, Richmondshire RHE, visiting a new development in Bainbridge with Cllr Richard Foster, Helen Fielding from Broadacres and Graeme Newton of Randall Orchard Construction

COMPLETIONS 2022/3

Last year more than 100 affordable homes were delivered across the patch as part of the RHE programme. The majority of these were in Ryedale and the East Riding, with homes also completed in Scarborough and Selby. These homes will make a big difference in local communities, although the overall figure is lower than we expected and have delivered in previous years. This is largely because a number of schemes that were due to complete last year had to be pushed back into the current financial year. Reasons for delays included access to utilities on-site, challenges with contractors or consultants, and highways issues - all exacerbated by rising construction costs.

The forecasts for the current year are indicating an increase, so we are hopeful that completions will trend upwards from here. For more information, contact Sharon Graham, Housing Strategy Manager, whose details are at the end of this newsletter.



Black Swan Yard Apartments,
Helmsley, Ryedale

LOCAL GOVERNMENT REORGANISATION UPDATE



The new North Yorkshire Council has been up and running for six months now. The initial changeover has gone smoothly with essential services for residents and communities continuing. A number of wider changes have also been implemented, and more are being put in place over the coming months.

A number of new heads of service in the housing department have been appointed:

- Head of Housing Needs - Kim Robertshaw
- Head of Housing Management and Landlord Services - Carl Doolan
- Head of Homes and Place - Lorraine Larini
- Head of Renewal - Lynn Williams
- Head of Housing Delivery and Partnerships - Hannah Heinemann

The Head of Housing Delivery and Partnerships will oversee the RHE Partnership, and we hope to welcome Hannah to the RHE Network meeting on Wednesday 4 October.

NORTH YORKSHIRE COUNCIL PLANNING PROCESS

Until the new council develops its own planning policies over the coming years, the planning policies of the former district and borough councils will remain in effect.

However, decisions which are not delegated to officers are being taken by a series of new committees. There are six area-based planning committees and an overarching strategic planning committee, which will consider very large applications. The area committees will follow current Westminster constituency boundaries, covering:

- Harrogate and Knaresborough
- Richmond
- Scarborough and Whitby
- Selby and Ainsty
- Skipton and Ripon
- Thirsk and Malton

NUTRIENT NEUTRALITY

The issue of nutrient neutrality is a good example of the conflict that can exist between pursuing new development and the need to protect the environment, and the subsequent compromises that are then required.

Nutrient neutrality has so far meant that new housing, in designated areas where pollution is high, should not cause any further increase in phosphate and nitrate levels in the local watercourses. So, for a planning application to receive consent from the local planning authority, developers needed to prove that their scheme would be nutrient neutral.

One of the areas affected was the Tees Valley catchment area (see map below) which particularly affects the former Hambleton and Richmondshire local authority areas. Similar issues arose around Hornsea Mere in the East Riding.

As a result some proposed developments within a catchment where the nutrient concentration in the watercourse was deemed too high and wastewater from the development would directly impact an environmentally designated area, were being stalled.

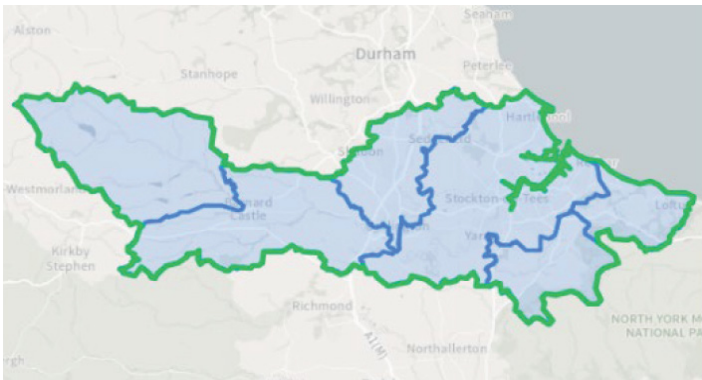
However, through a recent amendment to the Levelling Up and Regeneration Bill there will no longer be a requirement for the developer to demonstrate that any such development is nutrient neutral, nor do they need to ensure that mitigation measures are in place. The Government has promised to increase resources to Natural England to arrange for mitigation to be directly funded and managed rather than through developers.

Natural England has already devised a mitigation scheme for developers to implement. This consists of a range of on-site and off-site measures that range from creating new habitats through to retrofitting Sustainable Urban Drainage Systems. These arrangements will continue until the Levelling Up Bill becomes law.

Some claim that the amendment to the Bill is a climb down by government in the face of pressure from developers. Others assert that the damage caused by new housing through increased nutrient levels was on a relatively small scale and did not justify the significant delays to the house building programme.

Either way, the aim of effective mitigation measures is to unlock housing schemes that have been stalled by their inability to demonstrate nutrient neutrality so far. It is hoped that this new compromise, controversial as it is, will help balance the needs of developers with the needs of the environment especially around sensitive freshwater habitats and estuaries.

Note: this article was written before the House of Lords voted against the government's proposals, which will at the very least delay their introduction. We're continuing to monitor this and will provide an update in future newsletters.



DIGITAL LAND CHARGES

Thanks to local government reorganisation in North Yorkshire, HM Land Registry and the Local Land Charges teams across the county have now been able to move their registers on to the new digital LLC service. This means that more than 334,000 records across North Yorkshire can now be accessed online, quickly showing restrictions or obligations that could affect the price of a property or buying decision.

You can access the online register here:
www.gov.uk/search-local-land-charges

GOVERNMENT SUPPORT FOR RHE PROGRAMME

In a big show of support, the government has announced £2.5 million of funding to support RHEs across the country. This will help to boost the supply of new affordable homes in rural areas, supporting communities and helping local families find somewhere stable to live.

Announced as part of the government's new 'Unleashing Rural Opportunity' programme, it demonstrates the support that the RHE model has at the highest political levels.

The funding will be allocated through the ACRE Network and we will be working with our colleagues at Community First Yorkshire to try and secure some additional local RHE investment.

AROUND THE PATCH...

CRAVEN

We have been working with council colleagues and developers to review several viability assessments that affect affordable housing contributions, including in Emsay and Settle.

We are continuing to work with registered providers to support developments in Hellifield, Grassington and Cononley, as well as exploring ways to unlock some stalled sites in the Yorkshire Dales National Park.

EAST RIDING

We are working with registered providers to deliver affordable schemes on both rural exception sites and those sites allocated in the Local Plan, including a large site with Karbon.

As an alternative to rural exception sites, newly introduced 'first homes' exception sites are being pursued by one or two developers, and a site for nine units in Wawne has just received planning approval. It remains to be seen to what extent this new trend will harm the delivery of affordable housing for rent on the more traditional rural exception sites.

SELBY

We are continuing to engage with parish councils and partners to identify possible affordable housing needs in the rural parts of the Selby area.

In the near future, we will be looking to conduct cluster housing needs surveys based on relevant affordable housing needs information, where we believe the underlying need is. Furthermore, we are reviewing previous surveys to see whether there are any opportunities that could be investigated further.

We would welcome engagement with our registered providers to understand where we can help each other to bring forward additional rural housing.

HAMBLETON

We are continuing to work with partners to investigate opportunities for rural housing across the local plan area, including discussions with a charity looking to deliver a community-led housing project. This would not only deliver much needed affordable housing, but also allow the charity to diversify their revenue streams and meet their charitable objectives, which are offering grants to individuals and organisations for education and training.

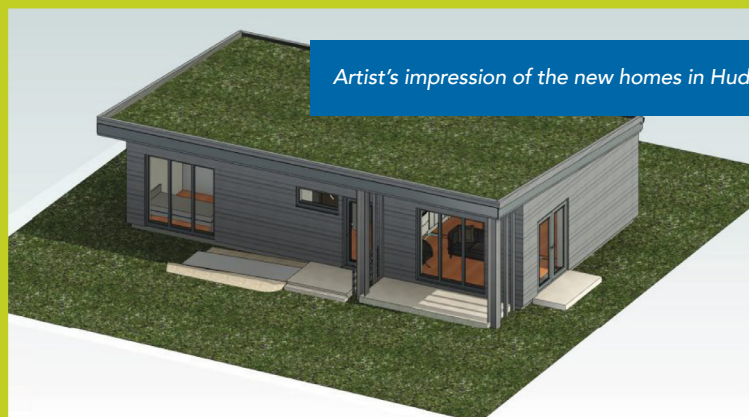
It has been great working with Joseph Rowntree Housing Trust during this quarter to look at their plans for development within the area. The trust was new to the RHE partnership in autumn last year and we've been having positive discussions on several projects across the area in recent months.

We have also had a flurry of planning applications coming through, as well as a housing needs survey leading to discussions on a rural exception site for a potential 12 homes.

A further rural exception site for 11 homes is progressing with Broadacres, along with various Section 106 homes, leading to a combined potential pipeline of 239 affordable homes across the Hambleton Local Plan area.

RICHMONDSHIRE

In Hudswell a community-led scheme for three new homes for local people was granted planning permission in June. The RHE team has been working closely with Hudswell Community Charity (which has already delivered several homes in the village) as well as researchers from Teesside University to design and build the homes using modern methods of construction.



Artist's impression of the new homes in Hudswell

RYEDALE

Swinton: Karbon Homes has submitted a planning application for 19 affordable homes on a rural exception site in East Street, Swinton. The scheme consists of a one-bedroom flat, four two-bedroom bungalows, two two-bedroom houses, nine three-bedroom houses and three four-bedroom houses.

Eight properties are for affordable rent, seven are for Rent to Buy and four are for Shared Ownership. No decision has been made yet when it will go to the planning committee.

Amotherby: Yorkshire Housing succeeded in obtaining planning approval (subject to the signing of a Section 106 Agreement) for 58 affordable homes on an allocated site in the village. These include 20 two-bedroom houses, two two-bedroom bungalows, 31 three-bedroom houses and five four-bedroom houses.

The tenure for the scheme is made up of 29 affordable rented homes, 19 Shared Ownership homes and 10 Rent to Buy homes. A start on site is expected in August/September 2023.

Housing needs survey in Ryedale South West: it is hoped to conduct a cluster housing needs survey in certain parishes within the ward of Ryedale South West this summer. The RHE is now in the process of consulting the parish councils that will be included in the survey.

SCARBOROUGH

Community-led schemes

Lealholm: detailed designs for 12 homes are being worked up by Broadacres. Work is also progressing in relation to the sale of the land to the CLT.

Church Cottages Trust, Goathland: the group received approval for their second cottage and will be undertaking the necessary works during this summer.

Rural exception sites

Snainton: a revised planning application has been resubmitted by Broadacres for 15 affordable homes and two market homes. No date has been set yet for a decision.

Danby (North York Moors National Park): Broadacres is working with the Dawnay Estate to bring forward a development of 13 homes on land in Danby. A public consultation open day will be held in the village so the community can comment on the proposed scheme. This could be held in autumn/winter 2023.

Robin Hood's Bay (North York Moors National Park): Broadacres is working on a 13-home proposed development off the main car park in Robin Hood's Bay. A red line exercise has been held in the parish. It showed support for the site but it's hoped to have another consultation event in autumn/winter 2023 with detailed proposals. Work is ongoing to sort out some issues with the unadopted road leading to the access to the development.

Other rural exception sites in the pipeline include Grosmont, Lythe and Hawsker, all of which are in the North York Moors National Park.

SCHEME IN FOCUS...

MIDDLEHAM RACING COMMUNITY

We are working with the racing community in Middleham to explore an affordable housing project in the town.

A group of trainers in Middleham have identified a lack of housing that their staff can afford nearby, meaning that many of their employees have long commutes to stables, which makes their unsociable hours even more challenging.

The trainers met with the RHE for the former Richmondshire area, Amanda Madden, to discuss the issue and find a solution. A housing needs survey identified a big demand for affordable homes in the area so we are now working with the community to find a possible site in the town.

We are here to help...contact your Rural Housing Enabler:

David Siddle, East Riding call 07711 808298 or email david.siddle@eastriding.gov.uk

Angela Walmsley, Hambleton call 07891 414620 or email Angela.Walmsley@northyorks.gov.uk

Amanda Madden, Richmondshire (temporary cover) email amanda.madden@northyorks.gov.uk

Colin Huby, Ryedale and Scarborough call 07807 529711 or email colin.huby@northyorks.gov.uk

Matthew Brown, Selby call 07823 788027 or email matthew.brown@northyorks.gov.uk

Andrew Carruthers, Craven call 01756 706309 or email andrew.carruthers@northyorks.gov.uk

Sharon Graham email Sharon.graham1@northyorks.gov.uk

Supported by Local Government York, North Yorkshire and East Riding

