

## **PANNAL & BURN BRIDGE NEIGHBOURHOOD PLAN HOUSING FOCUS GROUP – SUMMARY REPORT & RECOMMENDATIONS**

### Membership of the Housing Focus Group:

Parish Cllr. Dave Oswin (Chair), Sarah Hart, Mick Phipps, Anne Gaskell  
For the Housing Needs Survey: John Wootton, Jackie Wootton

The work of the Housing Focus Group has been based on factual evidence, rather than supposition, opinion, or preference. Recommendations are based on scientifically collected data, primarily from the 2018 Housing Needs Survey. The results of the Housing Needs Survey are reported separately. Additionally, the group has researched different housing types and building options following the National Planning Policy Framework guidelines and in discussions and meetings with borough council officials and elected representatives, and national Housing Groups.

### **Background**

Despite several phases of infill housing development in the Parish in recent decades, the essentially separate, historic, rural, twin village character has been maintained. There is widespread support for the view that this separation from Harrogate and other settlements should be preserved, and the Green Space should be protected on all the surrounding sides of the villages.

- GS1. The Special Landscape Area North of the Parish should be maintained as protected Green Space
- GS2. The Green Belt status of land to the South and West of the Parish should remain protected from development for housing or related expansion
- GS3. Future housing in the parish should be appropriate to the setting and character of the area

### **Population Changes**

The demographic evidence of population decrease and an increasingly ageing population in Harrogate and the Parish of Pannal & Burn Bridge is detailed in the Housing Needs Survey report. Given the population decline, it would be misguided to create future housing development in the Parish aimed at attracting and generating population growth that turns the twin-village settlement into a commuter suburb for Harrogate and the wider region.

Moreover, as the average age of Parish residents increases, there will be increased demand for single-person households. Downsizers thereby potentially release a lot of mature larger homes with gardens that will likely be suitable for upsizers. This can be seen as part of the process of unplugging the “downsizing bottleneck”.

- PC1. Future house building in the Parish should be small scale
- PC2. Future housing growth in the Parish should evolve progressively, meeting the needs and wishes of current residents

## **Lack of Infrastructure**

Currently the inadequacy of Harrogate's major road system funnels commuter traffic through Pannal village for N/S journeys or through Burn Bridge from west Harrogate. Narrow bridges, narrow streets, lanes without footpaths constrain traffic flow; peak hour exhaust pollution coincides with children walking to school on the narrow pavement alongside traffic.

FH1. Future housing development should not increase traffic density and pollution

FH2. A survey to identify appropriate infill sites suitable for new housing and community amenities should be commissioned \*

FH3. A Community Land Trust should be established to create a range of affordable and retirement housing and amenities that fit proven needs and wishes.

FH4. The possibility of HBC releasing land in the parish for self-build should be explored

FH5. Explore the Rural Housing Exception policy via a Community Right to Build under the Localism Act

\* The following infill sites have been suggested – see attached map:

- Dawcross Farm
- Field adjacent to Black Swan Pub (previous SHELAA)
- Corner Spring Lane (previous SHELAA)
- Near park & stride (bottom PN19)
- Pannal Ave infill
- Replace playing field on Dunlopillo site development

## **Creating Appropriate New Housing**

Based on the results of both the Housing Needs Survey and the prior Community-led Survey, the main need for new housing is modest and primarily concerns:

- older residents who need to downsize, who are mainly seeking bungalows, and thereby releasing larger houses
- growing families who wish to remain in the parish and need larger houses
- primarily younger people with a strong link to the parish who need affordable starter homes to buy or rent

The overwhelming antipathy to what might be described as “Identikit” developer-led high-density housing estates reflects a desire to build housing that is wanted and appealing, provided it is in keeping with the character of the location.

Given the modest need for housing, the demographic downturn, an ageing population, the lack of infrastructure for increased traffic, and the strong objections to extending the boundary of the parish, the Housing FG has explored the following potential housing types, suitable for small-scale clusters of development, some with community gardens or food growing areas.

### Bungalows

Despite their past image of being frumpy, dowdy, and associated with retirement age, bungalows have become desirable again and not just with the elderly. Young people are attracted to their large gardens and growing space with added potential for an outdoor workshop or studio, and a one level living space that can be easily adapted to a modern or restricted lifestyle. There is now a national shortage of bungalows.

### Affordable Housing

So-called “affordable housing” is rarely affordable for those on low incomes. For rental homes, affordable means no more than 80% of the average local market rent. For ownership, the mortgage for a dwelling must be more than rent for a council house but below market mortgage levels. So, in an area, such as Pannal & Burn Bridge Parish, with relatively high property values, the prospect of truly low-cost housing is unachievable.

### Social Housing

There is a small amount of social housing available in PPBB. It is owned and rented out by HBC and it is unlikely that more HBC-funded council housing would be built in the parish.

### Community Land Trusts

Unlike developer-led housing estates, Community Land Trusts (CLTs) are non-profit corporations that can be set up and run by community or enterprise groups. Land is obtained by each CLT and kept in community ownership. So, by placing a covenant on affordable homes, they remain affordable in perpetuity at realistic rents or prices, protected from inflation or sale for profit.

The CLTs have increasingly attracted a great deal of acclaim and engendered high interest especially among young people. Unlike the predictability of the typical developers who build only what is profitable for them using a limited mix and match assortment of designs, CLTs are adaptive, negotiating an exciting variety of options and on a range of building site sizes and shapes. Styles can vary according to the settlement style and character. CLTs not only build housing units but also create food growing and leisure areas, civic buildings, “live-work” and commercial workspaces.

Given the local interest in CLTs and the plots of infill land space this is the preferred option for providing the types of dwellings that local people of PPBB not only need but dream of and aspire to. A CLT could provide varied, stylish and characterful dwellings for different household sizes, for different incomes and ages, including the bungalows, allotments and growing spaces that fit the aspirations of our twin-village parish community.

### Self-Build

This category of house building basically relates to projects where individuals organise the design and construction of their new home. Owners may also undertake parts of the design and actual construction themselves. Local Authorities are obliged (under the Self and Custom Build Housing Act of 2015) to maintain a list of people and groups interested in building their own home. The ‘Right to Build’ part of this Act requires local authorities to ensure an adequate land supply. Self-Build can also be incorporated into a CLT enterprise.