



UREDale COMMUNITY PARTNERSHIP

A guide for Parish and Town Councils

SEPTEMBER 2026

A New Opportunity for Rural Housing in Uredale

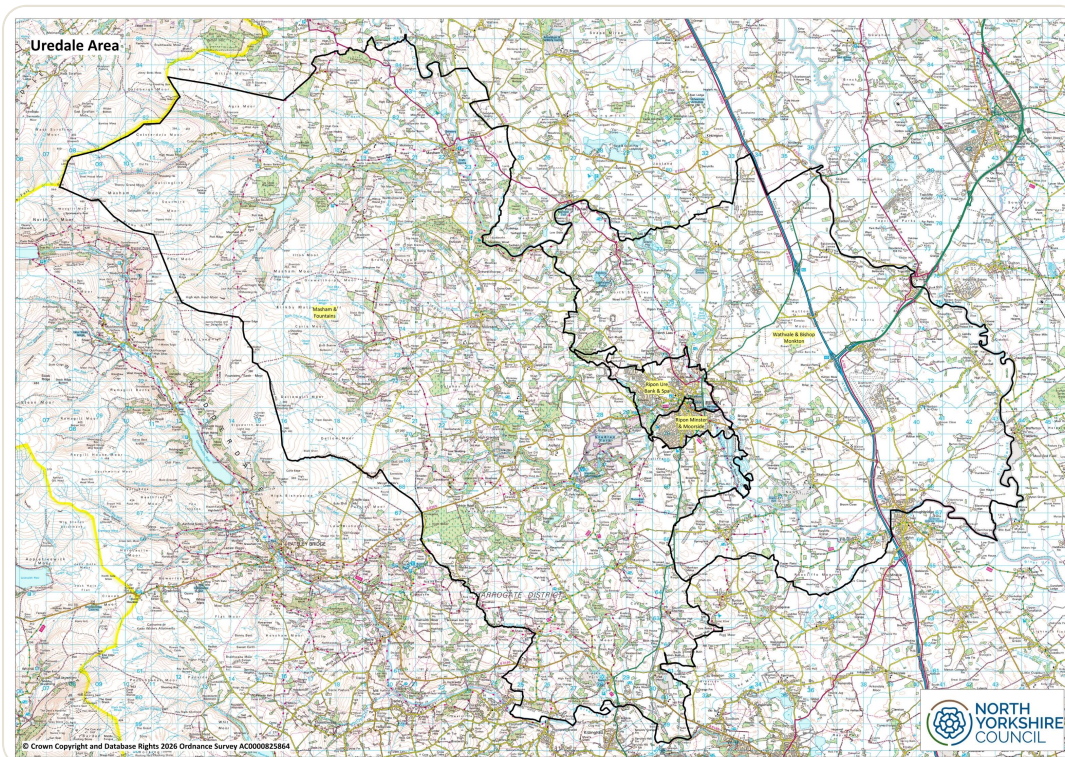
Community-led and affordable housing: turning local need into local action

The publication of the **National Planning Policy Framework (NPPF) 2026** provides an important new opportunity for Parish and Town Councils across Uredale to take a more active role in securing the affordable homes their communities need.

For the first time, national planning policy gives particularly clear recognition to:

- community-led housing;
- affordable housing secured for local people in perpetuity; and
- rural exception sites;
- housing proposals based on locally evidenced need.

This is significant for our villages. Many communities across Uredale are seeing young people unable to afford to remain locally, older residents struggling to find suitable homes to downsize to, and local employers finding it difficult to recruit and retain workers because of housing costs. The new planning framework provides Parish Councils with a stronger basis for doing something about it.



WHERE YOU FIT

Uredale covers Ripon and its rural hinterland across four council divisions:

- Masham & Fountains
- Wathvale & Bishop Monkton
- Ripon Ure Bank & Spa
- Ripon Minster & Moorside

The Uredale Community Partnership **Housing Working Group** wants to help Parish Councils turn that opportunity into practical projects.

What has changed?

The 2026 NPPF introduces National Development Management Policies (NDMPs), which have the same statutory status as Local Plan policies when planning applications are determined. Several policies are particularly important to rural communities.

HO5 Housing mix

Plans should include requirements for the type and mix of affordable housing and identify sites which can provide specific types of accommodation where there is an identified need, including plots for self and custom build housing and community-led development.

HO7 Community housing need

Decision-makers should give substantial weight to meeting evidenced community housing needs. This means that establishing and documenting local need is increasingly important.

HO8 Affordable housing

Development should meet or exceed the affordable housing requirements established by the development plan.

HO10 Rural exception sites

Specific national support for housing outside normal settlement boundaries where it is:

- a rural exception site providing affordable housing to meet an identified local need; or
- community-led development.

Exception sites should normally adjoin, or be physically well related to, an existing settlement.

They should also include affordable housing, with a limited proportion of market housing potentially permitted where this is necessary to make the affordable homes financially viable.

There are other variables in the National Landscape areas.

S5 Sustainable development

The NPPF also provides support for exception sites and community-led development unless their benefits would be substantially outweighed by adverse effects.

THE MESSAGE FOR PARISH COUNCILS IS SIMPLE:

If your community has a demonstrable need for affordable homes, there is now a stronger national planning policy framework within which to explore providing them.

What does this mean for a Parish Council?

You do **not** need to become a planning expert or a housing developer.

A Parish Council can start by asking some straightforward questions:

1. What housing does our community actually need?

Do local people need:

- affordable rented homes?
- smaller homes for young people?
- homes for families?
- homes that are energy efficient and affordable to run?
- shared ownership?
- bungalows or accessible homes for older residents?
- homes for people who work locally?

The starting point should be **evidence rather than assumptions**.

A local housing needs survey, supported by other reliable information, can provide that evidence.

Under NPPF 2026, the evidence used for a rural exception site should normally be no more than five years old.

2. Is there somewhere suitable?

The Housing Working Group can help Parish Councils think about potential opportunities, including:

- land on the edge of a village;
- land owned by the Parish Council or other community organisations;
- land where a landowner may be willing to consider a community-led scheme;
- opportunities arising through larger developments;
- sites identified through a Neighbourhood Plan; and
- opportunities associated with community assets or Community Right to Buy.

Finding a site does **not** mean that it will automatically receive planning permission.

However, identifying potential sites early allows the Parish Council to have constructive discussions with North Yorkshire Council, landowners and housing organisations.

Community-led housing – what does it mean?

Community-led housing is about **local people having a meaningful role in deciding what is built, where it is built and who benefits from it.**

The new NPPF definition recognises organisations such as:

- community benefit societies;
- co-operatives;
- companies limited by guarantee; and
- other not-for-profit organisations.

The organisation should be democratically controlled and should own, manage or steward the development in a way that continues to benefit the community.

This can provide an important safeguard against affordable housing simply becoming another short-term development opportunity.

- The objective is not simply to build houses. It is to create homes that remain an asset to the community.

What can Uredale Community Partnership's Housing Working Group do?

The Housing Working Group is looking to support practical, locally-led housing solutions across Ripon and the surrounding rural communities. UCP has identified parish pilots for community-led housing as one of its priorities.

We would like to offer Parish Councils a **first point of contact and a source of practical support.**

We can help you find information

We can help Parish Councils identify:

- existing evidence of housing need;
- local and national planning policies;
- sources of housing and demographic data;
- potential housing surveys;
- information about community-led housing models;
- potential funding opportunities;
- relevant housing organisations and registered providers;
- examples of successful rural housing schemes elsewhere;
- potential sites for self-custom build properties.

You don't have to start from scratch.

We can help you talk to the right people

A successful housing project usually involves several organisations.

The Housing Working Group can help Parish Councils establish conversations with:

North Yorkshire Council

including relevant officers dealing with:

- planning;
- housing strategy;
- affordable housing;
- community development;
- local engagement; and
- neighbourhood planning.

North Yorkshire Council's housing and community-led housing teams

to understand what support may be available and how a proposal could be developed.

Landowners

to explore whether suitable sites might be available.

Housing associations and registered providers

who may be able to develop, finance and manage affordable homes in partnership with the community.

Homes England and other partners

where their involvement or funding could help bring a scheme forward. Potential for combining affordable, or community-led housing with market housing.

Working with the York and North Yorkshire Combined Authority

The **York and North Yorkshire Combined Authority** also has an important role in supporting the region's economic and housing ambitions.

Housing cannot be considered separately from the local economy.

A shortage of affordable homes can make it harder for local businesses, care providers, schools and other employers to recruit and retain staff.

The Housing Working Group can help connect Parish Council housing ambitions with wider regional priorities around:

- economic growth;
- skills and employment;
- rural communities;
- transport;
- regeneration;
- energy efficiency and retrofit; and
- investment.
- This is particularly important because
a home is not just a building – it is part of the infrastructure that allows a community and its economy to function.

Start small – but start now

A community-led housing project does not have to mean a development of dozens of houses.

The new NPPF specifically provides a route for **small-scale rural exception sites**.

For example, a Parish Council might begin with an ambition for:

A few genuinely affordable homes, designed around the needs of local people and managed so that they remain affordable in the future.

A small development can make a very significant difference in a small village.

It can help:

- a young family stay in the village;
- an older resident move into a suitable home without leaving their community;
- a school or village service remain viable; and
- a local apprentice live near their workplace;
- a local employer recruit staff;
- the village maintain a sustainable population.

A suggested first five steps for Parish Councils

1. Talk to your community

Ask residents what housing they believe is needed.

2. Gather the evidence

Find out what existing housing-needs information is available and consider whether a new local survey is required, they are free.

3. Identify potential sites

Don't make assumptions about what is possible. Start a conversation about potential sites and their suitability.

4. Talk to North Yorkshire Council

Seek early planning and housing advice before committing the community to a particular proposal.

5. Contact the Uredale Community Partnership Housing Working Group

We can help you identify the next steps, connect you with appropriate organisations and share learning from other Uredale communities.

A partnership approach

Uredale Community Partnership exists to bring together the public, private, community and voluntary sectors to identify local priorities and influence decisions and service delivery. Housing is one of the Partnership's established priority areas.

North Yorkshire Council itself recognises the important role of Community Partnerships in bringing local stakeholders together, including the Parish Sector.

That gives us an opportunity to work differently.

Parish Councils know their communities.

North Yorkshire Council understands the planning and housing system.

Housing associations and community organisations can provide development and management expertise.

The York and North Yorkshire Combined Authority can help connect local initiatives with wider regional investment and economic priorities.

Uredale Community Partnership can help bring these strands together.

Don't wait for someone else to solve the problem

Affordable housing is often discussed as though it is something that happens to communities.

It doesn't have to be.

The new planning framework provides Parish Councils and local communities with a stronger opportunity to **shape the housing they need**.

If your Parish Council believes that a lack of affordable housing is affecting the future of your community, **now is a good time to start a conversation**.

You don't need to have a site.

You don't need to have a housing association.

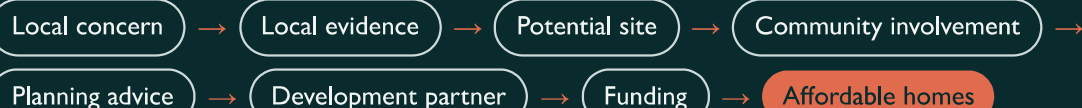
You don't need to have a completed housing survey.

And you certainly don't need to know all the answers.

The first step is simply to establish what your community needs and begin talking to the people who can help make it happen.

THE UREDALE COMMUNITY PARTNERSHIP HOUSING WORKING GROUP

We can help you move from:



If your Parish Council would like to explore community-led or affordable housing, please get in touch with the Uredale Community Partnership Housing Working Group.

Let's work together to make sure that the villages of Uredale remain places where local people can afford to live, work, raise families and grow older.

Uredale Community Partnership Housing Working Group

Working together for sustainable communities across Ripon and the Uredale area.