

## HARROGATE DISTRICT LOCAL DEVELOPMENT FRAMEWORK

### HOUSING LAND SUPPLY POSITION

1<sup>ST</sup> APRIL 2004

(Start of new plan period and base date of Council's Urban Housing Capacity Study)

#### Group A settlements

Settlement	Large site Permissions (5 or more dwellings)	Urban Housing Capacity Large Site Potential Yield (04 – 09)	Small site Estimated yield (04 – 09)	Total housing Supply (04 – 09)
Harrogate	323	400	325	1048
Knaresborough	199	12	55	266
Ripon	281	125	60	466

(Table notes: The Council's Urban Housing Capacity Study looked at sites potentially able to yield 5 or more dwellings. Therefore, large sites in this table and the one below are sites which will yield 5 or more dwellings. Small site estimates for the five year period up to 2009 have been derived from the annual average completion rates for each settlement during the five years prior to 2004.)

Were the release of housing not being restricted under Policy HX of the Harrogate District Local Plan, the above position suggests an annual supply of housing for each settlement, between 2004 and 2009, of:

Harrogate	209 dwellings per annum
Knaresborough	53 dwellings per annum
Ripon	93 dwellings per annum

This supply excludes any large site windfall allowance.

#### Group B settlements (the market towns only)

Settlement	Large site permissions	Urban Housing Capacity Large Site Potential Yield (04 – 09)	Small site estimated yield (04 – 09)	Total housing Supply (04 – 09)
Boroughbridge	20	69	10	99
Masham	0	20	8	28
Pateley Bridge	7	0	24	31

Were the release of housing not being restricted under Policy HX of the Harrogate District Local Plan, the above position suggests an annual supply of housing for each settlement, between 2004 and 2009, of:

<b>Boroughbridge</b>	<b>20 dwellings per annum</b>
<b>Masham</b>	<b>6 dwellings per annum</b>
<b>Pateley Bridge</b>	<b>6 dwellings per annum</b>

This supply excludes any large site windfall allowance.

### **Group B & C villages**

#### **(new build supply 04 –09)**

Were the new build housing completions in these settlements to continue at the average annual rate of the five years prior to 2004, an annual supply of housing from this source between 2004 and 2009 would be:

- **58 dwellings per annum**

### **Rural Conversions**

#### **(outside the six main settlements listed above)**

Were the conversion of rural buildings to continue at the average annual completion rate of the five years prior to 2004, an annual supply of housing from this source between 2004 and 2009 would be:

- **69 dwellings per annum.**

(Since 2004, the adopted Local Plan Policy H5 has required developers of rural building conversions to include provision for affordable housing within the larger rural conversions. This may reduce the annual average of rural building conversions in the future).

Permissions for new build elsewhere is relatively small and has not been included here so that these figures give an indication of the potential yield from mainly brownfield sites in locations which match those of the emerging Core Strategy Policy on Settlement Growth.

The above figures provide a reasonable indication of the distribution of these housing completions for the first years/phase of the new plan period.