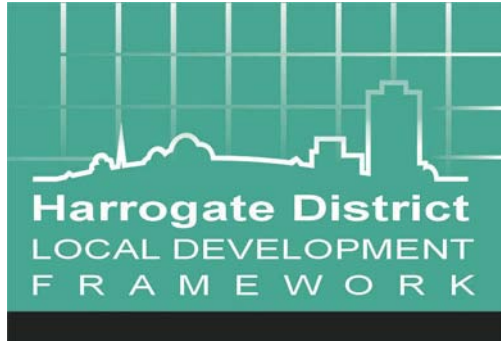
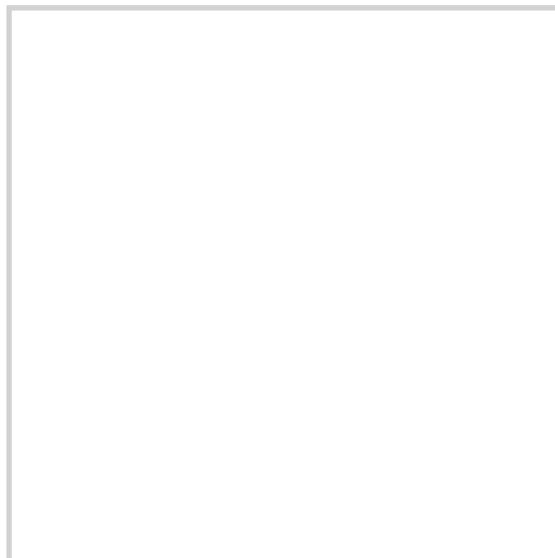
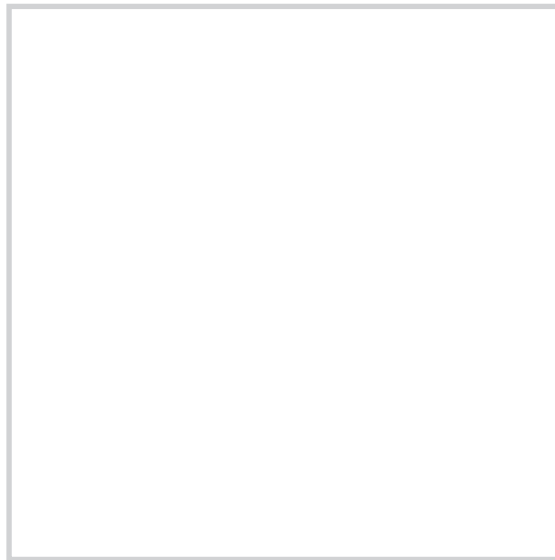


Working for you



# Annual Monitoring Report



**December 2011**

Head of Planning Services

**PLANNING DIVISION**

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.

[www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning)

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# 1 Introduction

## What is a Local Development Framework (LDF)?

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- 1.1 The Harrogate District LDF (which, when completed, will supercede the Harrogate District Local Plan) comprises a range of documents.

The council has a statutory duty to produce the following documents for project management, consultation and monitoring purposes:

- Local Development Scheme (LDS). A Fifth Review was approved in November 2011 and has been sent to the Secretary of State;
- Statement of Community Involvement (SCI). This was adopted in April 2006;
- Annual Monitoring Report (AMR). This is published annually in December.

The following are Development Plan Documents (DPDs):

- Core Strategy DPD. This was adopted in February 2009;
- Sites and Policies DPD. This is scheduled for adoption in 2013.

Other guidance supplements planning policies and proposals where more detail is needed on how policies operate or how site proposals might be developed. These are Supplementary Planning Documents (SPDs) and form part of the LDF.

- 1.2 Further details concerning the Harrogate District LDF and related matters are available on the council's website at: [www.harrogate.gov.uk/ldf](http://www.harrogate.gov.uk/ldf)

## Why monitor the Local Development Framework?

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- 1.3 Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine whether action is required. Monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

- 1.4 As part of the Government's aims to strengthen local democracy, accountability and transparency it intends to produce a package of measures to free up local councils by removing red tape and streamlining policy on local plans. In March 2011, the following guidance on local plan monitoring was withdrawn:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005);
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006); and
- Regional Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).

- 1.5 The Localism Act requires that every local planning authority must prepare reports containing information on:

- the implementation of the Local Development Scheme; and
- the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

## Monitoring period, publication and content of the Harrogate Annual Monitoring Report (AMR)

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- 1.6 This AMR relates to the period from 1 April 2010 to 31 March 2011, but also gives an up to 'publication date' statement on progress on the preparation of LDDs.
- 1.7 The AMR has been published on the council's website and is also available in hard copy.

## Key monitoring tasks

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- 1.8 This AMR has been prepared following the adoption of the Core Strategy and the decision to consolidate all future work into a single DPD.
- 1.9 This Annual Monitoring Report contains details relating to:
- the implementation of the Local Development Scheme (LDS);
  - adopted Core Strategy indicators; and
  - the availability of a five year housing land supply.

## 2 Partnerships and Linkages

### Links to other strategies, plans and programmes

- 2.1 The Harrogate LDF needs to be prepared against the wider context of a range of relevant strategies, plans and programmes that set out objectives and policies that may have an influence and need to be taken into account.
- 2.2 One of the strategies referred to above is the RSS. In July 2010 the Coalition Government announced the revocation of Regional Strategies. However, following a case brought by Cala Homes in the High Court, which considered that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety, RSS was re-established as part of the development plan.
- 2.3 As a result of this judgment in November 2010 Regional Strategies again formed part of the statutory 'development plan'. Decisions on planning applications and appeals must be made in accordance with the 'development plan' unless material considerations indicate otherwise. The Chief Planner wrote to all local planning authorities advising that they should still have regard to the Government's intention to abolish Regional Strategies through the Localism Bill and that this is a material consideration in planning applications and appeals.
- 2.4 The Localism Act received Royal Assent in November 2011. This Act will enable the Government to proceed with Orders to confirm its intention to abolish Regional Strategies.

### Sustainability Appraisal and Strategic Environmental Assessment

- 2.5 There is a mandatory requirement under the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal of Development Plan Documents. Sustainability Appraisal is a process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.

- 2.6 Alongside this is a requirement to comply with the requirements of European Directive 2001/42/EC. This requires that a Strategic Environmental Assessment (SEA) be undertaken for plans and programmes which are likely to have significant effects on the environment.
- 2.7 The sustainability appraisal is an evolving process and is done in stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope (Scoping Report)
- Stage B: Developing and refining options and assessing Effects
- Stage C: Preparing the Sustainability Appraisal Report
- Stage D: Consulting on the Draft Sites and Policies DPD and the SA Report
- Stage E: Monitoring the significant effects of implementing the Sites and Policies DPD.
- 2.8 The Sustainability Appraisal will evolve through the preparation of the Sites and Policies DPD. Work carried out to date has included a Sustainability Appraisal Scoping Report prepared in November 2009.
- 2.9 This Report establishes a baseline and provides a context through a consideration of links to other strategies, plans and programmes and an assessment of a broad range of contextual indicators to provide a backdrop against which to consider the effects of policies. Contextual indicators include:
- demographic structure: population size, household types, ethnic composition and social groups;
  - socio-cultural issues: crime rates, unemployment level and deprivation;
  - economy: economic activity rates, household income, house price level, productivity and employment;
  - environment: key assets in the natural environment;
  - housing and built environment: housing stock conditions and quality and assets of the built environment; and
  - transport and spatial connectivity: transport accessibility, regional hub, and spatial inequality/uneven distribution of activities.

## Sustainability Appraisal: Initial Findings

- 2.10 Initial Findings of the appraisal of the various site options for the Rural Areas was published in October 2010. A similar report was produced in September 2011 detailing the appraisal of site options for the district's main urban areas (Harrogate, Knaresborough and Ripon). It also looked at policies to manage development across the district.

## Corporate Plan 2011 - 2014

- 2.11 The council's three-year Corporate Plan sets out the long-term vision for the Harrogate district, the aims, corporate priorities and the long-term outcomes that the council is seeking to achieve.
- 2.12 The Vision is to make the district **'the best place to live, work and visit - by miles'**.
- 2.13 The aim of the council is to be the best by:
- providing high quality, value for money services;
  - looking after our heritage and place - taking pride in what makes the Harrogate district special;
  - listening to, learning from and responding to our customers; and
  - being innovative and creative - working with and learning from others to achieve more.
- 2.14 The Values of the district are:
- putting our customers at the heart of everything we do;
  - actively working together as one council - together we are greater than the sum of our parts;
  - taking pride in delivering quality and value for money in everything we do; and
  - respecting and valuing each other so that everyone can reach their potential.
- 2.15 The 2011/2014 Corporate Plan has reviewed the council's priorities and created a new set of delivery outcomes.

## Priority 1: a strong local economy

Outcomes: Harrogate district - a place with:

- a sustainable and diverse economy;
- a vibrant tourism offer;
- good travel, transport and electronic infrastructure;
- a world class conference centre.

## Priority 2: supporting our communities

Outcomes: Harrogate district - a place where:

- everyone feels and is safe;
- people are as healthy as possible;
- housing needs are addressed;
- essential needs are met through effective public services;
- our impact on the environment is minimised through effective waste management, reducing carbon emissions and adapting to climate change;
- development needs are met while protecting our high quality environment;
- people have the opportunity to be involved in decisions that affect them and to see real change occur.

## Priority 3: an excellent council

Outcomes: Harrogate Borough Council - a council that:

- is customer focused and provides excellent public services;
- meets our customers' needs and expectations;
- puts quality of life at the centre of all we do;
- continuously improves;
- provides good value for money.

- 2.19 The preparation of the LDF is a key strategic action to achieving many of the land-use elements of these priorities. With this close relationship, the role of monitoring performance and reviewing the Corporate Plan and LDF will be an important one in ensuring the council's and the district's needs are addressed.

# 3 The Local Development Scheme

## Introduction

3.1 This section of the AMR assesses the progress in preparing the Harrogate LDF compared with the targets and milestones for LDD preparation set out in the Local Development Scheme (LDS) and considers the need to update the LDS in the light of progress to date.

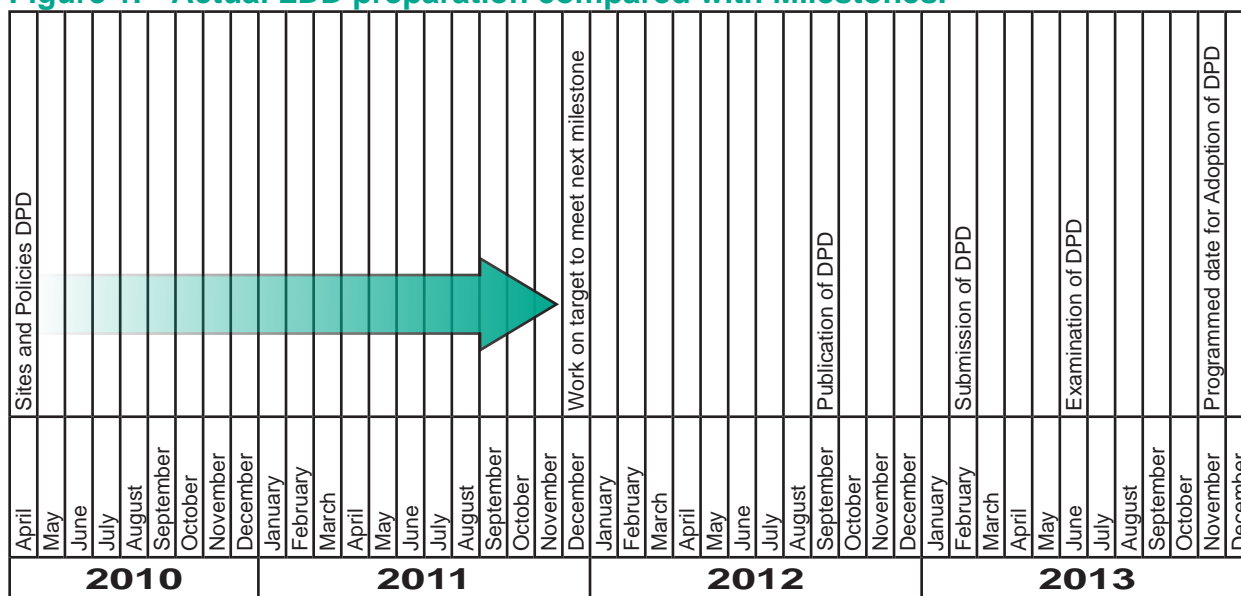
## Progress

3.2 The Fifth Review of the council's LDS was approved in November 2011. The AMR considers how preparation of the LDDs compares to the milestones set out in the LDS and considers changes that are necessary to the LDS as a result of not meeting milestones.

3.3 The LDS Fifth Review includes a Schedule of LDD preparation. Following the adoption of the Core Strategy rather than continue with the production of a number of different documents to complete the LDF, the council decided to consolidate them into a single, comprehensive 'Sites and Policies' DPD. This is a district-wide plan that will identify site specific allocations of an appropriate level for land for homes, jobs, retail, transportation, open space/sports and gypsy and travellers and policies to manage development following a plan, monitor and manage approach.

3.4 The programme of preparation of the Sites and Policies DPD contained no milestones during the monitoring period. The progress of LDD preparation against the LDS Fifth Review is illustrated in Figure 1.

**Figure 1. Actual LDD preparation compared with Milestones.**



## Future work and changes to the LDS

3.5 Table 1, below, gives an overview of consultation on the Sites and Policies DPD.

**Table 1. Overview of consultation on the Sites and Policies DPD.**

Event/Ongoing Community Involvement	Dates
Continued community involvement through discussions in various formats as required	Ongoing
Rural Areas Public Consultation (8 week consultation with exhibitions at Boroughbridge, Masham, Pateley Bridge and various villages. LDF consultation newspapers delivered to all households and businesses in the rural area)	September to November 2010
Facilitated Event 'Be a Planner for a Day for Harrogate and Knaresborough' to discuss options where the new homes needed in Harrogate and Knaresborough could be built	November 2010
Consultation in relation to the preferred site options for settlement growth in Harrogate, Knaresborough and Ripon and the draft policies for managing development across the district. Consultation newspapers delivered to all households in Harrogate, Knaresborough and Ripon and leaflets concerning development management policies delivered across the district	September to November 2011
Publication of DPD	September 2012
Submission of DPD	February 2013
Examination of DPD	June 2013
Adoption of DPD	November 2013

3.6 This timetable will be kept under review and may be affected by changes proposed under the Localism Act and/or the National Planning Policy Framework.

# 4 Developing a Monitoring Framework

## Reforms to the Planning System

- 4.1 The Localism Act received Royal Assent in November 2011. It includes a raft of planning and regeneration-related measures:
- abolition of Regional Strategies;
  - a duty requiring local authorities and other public bodies to work together on planning issues;
  - a right for communities to draw up a neighbourhood plan;
  - a community right to build enabling organisations to bring forward development proposals which, providing they meet minimum criteria and can demonstrate support through a referendum, will be able to go ahead without requiring a separate planning application;
  - a requirement for developers to consult communities before submitting planning applications for certain developments.
- 4.2 In July 2011 the Government published the draft National Planning Policy Framework (NPPF) for consultation. This document forms part of the Government's reforms to make the planning system less complex and more accessible and promotes sustainable growth.
- 4.3 Through the NPPF the Government is seeking to rationalise a considerable body of national planning policy statements and guidance into a single document. In doing so various elements of current national planning policy are proposed to change. The new NPPF will have implications for planning in Harrogate in future years.

## Monitoring Framework

### Policy - Objectives - Indicators - Targets

- 4.4 The monitoring framework for the Harrogate LDF is based on objectives, targets and indicators. The Core Strategy DPD includes a vision for the area based on sustainable living, prosperity and access for all. A number of strategic objectives have been developed to support and deliver the vision. The objectives provided the basis for the formulation of policies in the Core Strategy and the emerging Sites and Policies DPD. The strategic objectives are grouped under the

following six themes:

- Settlement Growth
  - Homes for Local People
  - Jobs and Business
  - Travel
  - Environment and Quality of Life
  - Communities
- 4.5 Performance indicators and targets have been included for each policy in the adopted Core Strategy DPD. The extent to which policies are being implemented will be measured by reference to the achievement of these targets.
- 4.6 The monitoring framework for the Sites and Policies DPD will also include indicators and targets to measure the effectiveness of this DPD.

## Progressing the LDF

- 4.7 The Harrogate District Core Strategy was adopted in February 2009. Following the adoption of this document and within the period covered by this monitoring report the following work has been undertaken.

## Preparation of the Sites and Policies DPD

- 4.8 This DPD will contain district-wide policies for managing new development, site allocations and development limits needed to deliver the Harrogate District Core Strategy. During the monitoring period the council has been discussing the content of this DPD with various local groups and partnerships and also preparing various evidence base reports to ensure the robustness of DPD.

## September 2010 – Rural Areas Consultation

- 4.9 In September 2010 the Rural Areas Consultation began. This consultation sought views on growth options in the rural settlements within the district. All sites around the edge of each Group B and Group C settlement have been assessed and views sought on those preferred site options which may have potential for new build housing (and, for some, employment).

## November 2010

### – ‘Be a Planner for a Day’

4.10 The council has to make difficult decisions about where over 3000 new homes needed in Harrogate and Knaresborough for the period up to 2023/24 should be located. As part of ongoing consultation on this important issue a major consultation event was held, to which those with an interest were invited to join in the debate on how best to plan for this new growth. This event ‘Be a Planner for a Day’ discussed options where the new homes needed in Harrogate and Knaresborough could be built.

## September 2011

### – Urban Areas Consultation and Draft Policies for Managing Development

4.11 In September 2011 the Main Urban Areas Consultation began. This sought views on those preferred site options which may have potential for new build housing and employment in Harrogate, Knaresborough and Ripon, and draft policies for managing development across the District.

4.12 The consultation also sought views on:

- Two draft SPDs that provide more guidance for applicants on homes for local people policies and on proposals for renewable and low carbon energy;
- The Sport, Recreation, Open Space and Village Halls Study looking at the level of need for new facilities within individual communities and identify potential sites and areas;
- Proposed additional routes for the Harrogate/Knaresborough Cycling Implementation Plan.

4.13 Various background papers have been prepared containing detailed information on the individual sites and how preferred options have been chosen. In addition key evidence base documents have also been prepared. These include:

- Assessment of Site Options, including Developer Guidelines (6 Volumes) for:
  - Harrogate North East
  - Harrogate South East
  - Harrogate South West
  - Harrogate North West
  - Knaresborough
  - Ripon
- Homes for Local People SPD (Draft for Consultation);

- Renewable and Low Carbon Energy SPD (Draft for Consultation);
- Sports, Recreation, Open Space and Village Halls Study: Part 1 – Standards Assessment;
- Sports, Recreation, Open Space and Village Halls Study: Part 2 – Outdoor Sports Facilities in Harrogate, Knaresborough and Ripon;
- Review of Local Landscape Designations: Special Landscape Areas;
- Review of Local Landscape Designations: Green Wedges;
- Employment Land Provision in Urban Areas;
- Local Development Framework Options Appraisal (Stage 1 Traffic Modelling);
- Selection of Preferred Site Options – A Methodology Paper;
- Sustainability Appraisal Initial Findings;
- Statement of Community Involvement: Sites and Policies DPD;
- Applying the Habitats Directive to the Harrogate District Sites and Policies DPD;
- Renewable and Low Carbon Energy SPD: Sustainability Appraisal;
- Applying the Habitats Directive to the Renewable and Low Carbon Energy SPD;
- Flood Risk Sequential Test;
- Historic Environment Appraisal (Urban Housing and Employment Sites);
- Landscape Assessment (Urban Housing and Employment Sites);
- Ecological Assessment (Urban Housing and Employment Sites);
- Urban Sites Travel and Accessibility Assessment;
- Review of Best and Good Employment Sites;
- Harrogate Office Study;
- Visitor Accommodation Study;
- Rationale for the Studley Royal, Including the Ruins of Fountains Abbey, World Heritage Site Proposed Buffer Zone;
- Local Distinctiveness: Evidence Base;
- Harrogate and Knaresborough Cycling Implementation Plan.

## Draft Proposals Map

4.14 The draft proposals map shows how the plans, policies and preferred site options affect land and buildings throughout the district. This is a web-based tool and can be accessed at [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult)

## Focus of the LDF AMR

4.15 As noted at paragraph 1.11, the focus of this AMR is, in addition to the implementation of the LDS, a review of the Core Strategy Indicators and the five year housing land supply.

4.16 During the next monitoring period work will be undertaken with appropriate stakeholders to enable monitoring systems to be developed and reported on in future AMRs to cover the emerging development management policies.

# 5 Monitoring Indicators

## Review of Indicators

### Introduction

- 5.1 This section reviews the indicators as set out in chapter 9 'Measuring Success' of the adopted Core Strategy.
- 5.2 The council is able to monitor, or provide information on most indicators at the time of compilation of this AMR.
- 5.3 Where information is currently unavailable, additional measures will be considered to ensure that more comprehensive reporting of indicators is included in future AMRs.
- 5.4 In other cases, since the adoption of the Core Strategy, decisions have been taken which mean that it is not possible to monitor the indicator or information cannot be obtained. Where necessary in these cases additional measures will again be considered to enable monitoring of the policy.
- 5.5 The withdrawal of guidance on LDF monitoring means that there is no longer a requirement to report on the national core output indicators contained in the guidance. However, many of these have been used as indicators in the Core Strategy monitoring framework and information is therefore included in this AMR.

## Settlement Growth and Homes for Local People

### Housing

**Policy SG1:**  
**Settlement Growth: Housing Distribution**

**Policy SG2:**  
**Settlement Growth: Hierarchy and Limits**

**Policy SG5:**  
**Settlement Growth: Managed Release of Housing**

**Indicator**  
Net additional dwellings per annum.

**Target**  
390 dwellings per annum.

5.6 The housing requirement for Harrogate district is established in the Core Strategy. Policy SG1 sets out that the Borough Council will make provision for 390 homes per annum in the district during the period from 2004 to 2024 (the end of the plan monitoring period). The targets are set out in the table below.

Plan period and housing targets			
Start of plan period	End of plan period	Total housing required over 20 years	Source of plan target
2004	2024	7800	Adopted Core Strategy (Feb 2009)

5.7 The delivery of housing is one of the key Core Strategy indicators. The housing supply figures represents total gross completions including new build, change of use and conversion for each year from April to March since the start of the plan period.

5.8 The table below shows the number of dwellings completed in each of the last seven years.

Additional dwellings – showing recent levels of housing delivery						
04/05	05/06	06/07	07/08	08/09	09/10	10/11
421	436	357	517	401	372	212

As at March 2011, taking account of completions since the start of 2004 the delivery of housing across the district broadly matches the average provision required in policy SG1. There had been a total of 2716 gross completions compared to the requirement of 2730 dwellings. Until 2010/2011 the number of completions was holding up well against the annual requirement. In the last monitoring year the number of completions was significantly lower, which reflects the national downturn in the housing market.

**Indicator**

Net additional dwellings per annum in group A, B and C settlements.

**Target**

Core Strategy policy SG1 broadly distributes the provision of new housing as follows:

<b>Harrogate (including Pannal)</b>	<b>48%</b>
<b>Knaresborough (including Scriven)</b>	<b>14%</b>
<b>Ripon</b>	<b>8%</b>
<b>Boroughbridge (including Langthorpe)</b>	<b>3.5%</b>
<b>Masham</b>	<b>2%</b>
<b>Pateley Bridge (including Bridgehousegate)</b>	<b>3%</b>
<b>Villages and countryside</b>	<b>21.5%</b>

5.9 In the forthcoming year monitoring of housing delivery will be expanded to monitor the delivery of housing against the distribution in this policy. This will show how the housing requirement target is meeting the broad distribution in each area as set out in policy SG1.

**Projected supply of housing land**

5.10 The number of dwellings required to meet overall housing requirements from April 2011 to March 2024 (a 13 year period) is based on the annual requirement in the adopted Core Strategy. This is shown in the table below and gives an overall requirement for the remainder of the plan period of 5070 dwellings.

Net additional dwellings – showing likely future levels of housing delivery	
2011/2012 to 2023/2024 (13 years)	Annual Rate
5070	390

5.11 The annual net additional dwelling requirement for the remainder of the plan period to March 2024 is the annual rate of housing provision required

to ensure the overall strategic allocation is met, taking into account the previous year's delivery of housing.

5.12 This is calculated as the total requirement in the plan period (7800 dwellings) minus dwellings completed in the period 2004/2005 to 2010/2011 (2716 dwellings) which equals 5084 dwellings. This gives an annual target over the remaining 13 years of 391 dwellings and is shown in the table below.

Managed delivery target – showing likely levels of future housing expected to come forward taking into account the previous year's performance	
2011/2012 to 2023/2024 requirement	Annual Rate
5084	391

**Housing Trajectory**

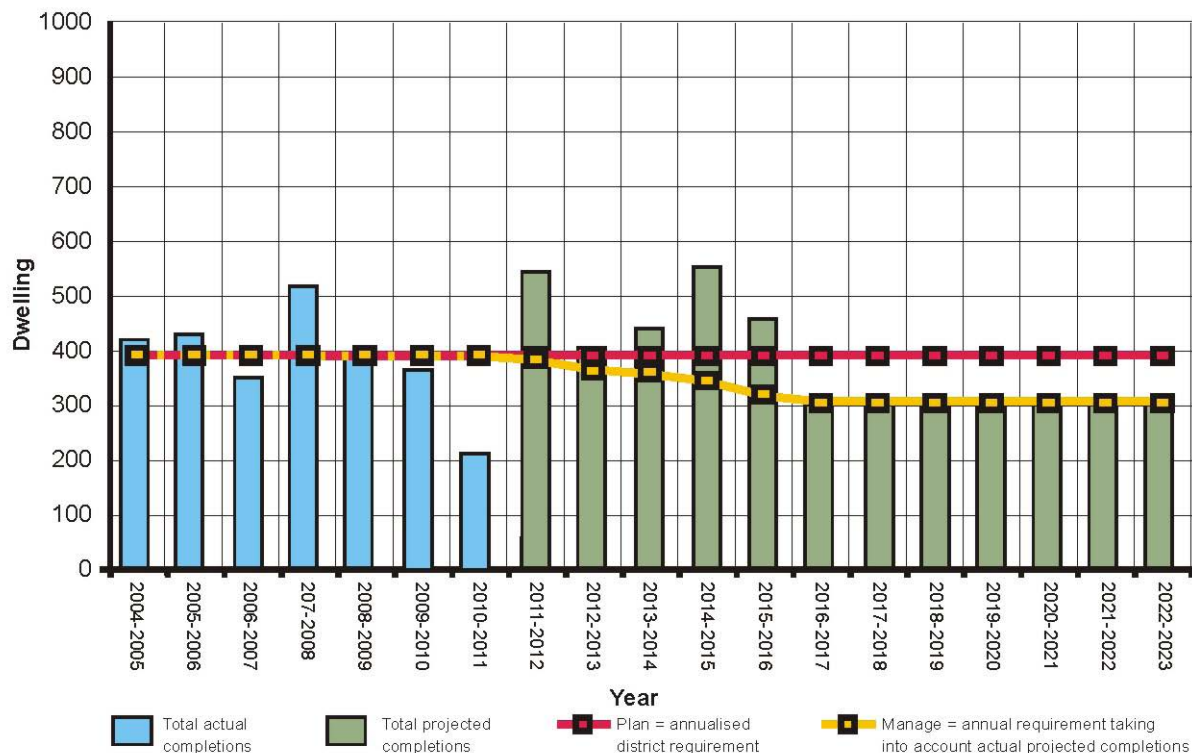
5.13 PPS3 explains that housing trajectories are an essential part of the housing implementation strategy in terms of managing delivery. Housing trajectories should be used as an active monitoring mechanism to support the 'plan, monitor, manage' approach to housing delivery by showing both past performance and providing an estimate of future performance.

5.14 The AMR records details of actual completions and the trajectory sets out the values for projected completions. These will be amended in line with new evidence from the emerging Sites and Policies DPD as work progresses on this DPD.

5.15 The illustrative trajectory below shows that for the period up to 2011 the delivery of housing has been at about the level of the district's annualised housing requirement of 390 dwellings. If windfalls on small sites and conversions continue to occur at historic rates, these will contribute to completions over the next five years and beyond. To meet the housing requirement over the plan period and in order to avoid a significant over-supply of housing, this could be followed by a period of house building below the annualised housing requirement. However, even with windfalls, there will still be a need for some housebuilding on greenfield land.

5.16 A detailed housing trajectory will be developed as work on housing site selection and phasing progresses as part of the ongoing preparation of the Sites and Policies DPD.

**Figure 2 – Harrogate district housing trajectory (illustrative).**



**Policy SG4:**

**Settlement Growth: Design and Impact**

**Indicator**

Percentage of new and converted dwellings completed on previously developed land.

**Target**

70 per cent completions on previously developed land.

5.17 The percentage of new dwellings on previously developed land has been assessed. During the course of the monitoring year the basis of the definition in PPS3 'Housing' published in November 2006 was changed. From 9th June 2010 the definition was amended to exclude private residential gardens from the definition of previously developed land. This change has been taken into account in the monitoring undertaken for this AMR. The percentage of new dwellings on previously developed land recorded in this AMR is calculated against the new definition and not against the target. To take account of the new definition a review of the target will take place to enable consideration of the need for this indicator and target in next year's LDF AMR.

New and converted dwellings – showing the number of gross new dwellings being built upon previously developed land (pdl)	
	<b>Total</b>
Gross	130 out of 212 on pdl
% gross on previously developed land (pdl)	61%

**Indicator**

Percentage of dwellings completed at:

- less than 30 dph (dwellings per hectare);
- 30-50 dph;
- Greater than 50 dph.

**Target**

30 dph minimum.

5.18 Monitoring information is not available for this Core Strategy indicator. Changes made to PPS3 'Housing' in 2010 deleted the requirement for local planning authorities to take account of the national indicative minimum density of 30 dwellings per hectare when developing policy. However, the requirement to use land efficiently

remains a key consideration in planning for housing in PPS3. It is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas and consider setting out a range of densities across the plan area rather than one broad density range.

- 5.19 This approach is being taken forward in the Sites and Policies DPD and an indicator will be developed to reflect the chosen approach and monitored in future AMRs.

## Affordable Housing

### Policy HLP3:

#### Affordable Housing Provision: Rural Exception Sites

### Policy HLP4:

#### Affordable Housing Provision: New Build Associated with Rural Conversion Schemes

##### Indicator

Affordable homes completed through planning policy.

##### Target

Annual average of 160 affordable dwellings per annum.

##### Indicator

Percentage of new subsidised rented dwellings completed per annum.

##### Target

65 per cent of total number of affordable homes completed per annum.

##### Indicator

Percentage of new low cost home ownership dwellings completed per annum.

##### Target

35 per cent of total number of affordable homes completed per annum.

- 5.20 A key council priority is to tackle housing needs including providing more affordable housing. 22 new-build affordable homes and three conversions were provided in 2010/2011. Of the new build, five were for intermediate sale and 17 for rent. The three conversions were for rent.

Gross affordable housing completions – showing affordable housing delivery		
Intermediate sale	Rent	Affordable homes total
5	20	25

- 5.21 The number of affordable homes delivered is again low. In last year's AMR we reported 17. This is a further indication of the downturn in the housing market and also reflects the fact that schemes coming forward fall below the threshold at which affordable housing has to be provided. In addition, this year 32 affordable homes were delivered through acquisition and leasing of market housing by Registered Providers and through equity loan schemes. Of these, the tenure mix is five for intermediate sale and 27 for rent.

- 5.22 The Sites and Policies DPD will identify sites for a mix of market and affordable homes, as well as sites for affordable homes only and introduce new affordable housing policies to address this issue. This will contribute to bringing forward additional affordable homes.

## Jobs and Business

### Policy JB1:

#### Supporting the Local Economy

##### Indicator

RMT project completions.

##### Target

Number of completions per annum.

- 5.23 There are a number of ways in which the council is seeking to work with its partners and communities to maintain and enhance the economic role of the district and support innovation and enterprise.
- 5.24 Market town regeneration is one focus of this policy. In Knaresborough 'Renaissance Knaresborough' and in Boroughbridge 'Yore Vision' have previously been able to access resources and funding under the Renaissance Market Town programme. This programme finished in 2009 as planned. However, these two projects have continued to identify, develop and deliver projects to improve the two towns through the successor Rural Capitals Programme.
- 5.25 Renaissance Knaresborough has so far achieved the following:
- Knaresborough riverside improvements - Viaduct Terrace;
  - Property Improvement Grant scheme;
  - Training for the business, voluntary and creative industries sector;
  - 'Our Town' film and youth engagement;
  - 'Time Gate - Prisoner of Knaresborough Castle' computer game;
  - Horseshoe Field Bridge restoration;
  - Improvements at Bebra Gardens;

- Frazer Theatre improvements - phase 1;
- 'Trompe L'Oeil' Town Windows project;
- Renaissance Knaresborough Initiative Fund;

Current projects and future priorities:

- Town Centre Renaissance - including property grants (phase 2) and public realm improvements;
- Knaresborough Community and Social Enterprise Centre;
- Town lift to link the riverside with the town centre;
- Arts development;
- Signage and interpretation;
- Riverside improvements (phase 2);
- Eastfield play area (Nidderdale Drive);
- Youth projects;
- Green town;
- Improvements to Nidderdale Way;
- Knaresborough Castle/Courthouse museum improvements;
- Marketing and promotion of Knaresborough;
- Renaissance Knaresborough communication.

Yore Vision has so far achieved the following:

- Boroughbridge shared space;
- Property Improvement Grant Scheme;
- Training courses for the business, voluntary and creative industries sectors;
- Community tree planting project;
- 'Ure Walks Through Time' - a project to develop a series of walks in and around Boroughbridge;
- Yore Vision cricket festival;
- Great Ouseburn Village Hall 'Raising the Roof' project;
- Yore Vision Messiah;
- Youth Engagement;
- Yore Vision Initiative Fund.

Current projects and future priorities:

- Community Centre/redevelopment of Water Rats Club;
- Renewable energy;
- Traffic calming and road safety;
- Leisure centre improvements;
- Youth engagement;
- Community events;
- Aldborough Arts Forum;
- Business Enterprise Centre.

#### Indicator

Total and type of tourist visitors to the district and spend.

#### Target

Increase the value of visitor spend by 2 per cent per annum.

- 5.26 It has not been possible to collect information to report on this indicator and in the next monitoring period an alternative to this indicator will be considered to monitor aspects of support for the local economy.
- 5.27 Other ways in which the council has worked in the monitoring period to support the local economy include:
- maintaining and enhancing the competitiveness of Harrogate's conference and business tourism sector through the completion of the HIC Action Plan and the extension to the HIC due for completion at the end of 2011;
  - developing sustainable holiday tourism throughout the district and enhance it as a year round activity through the preparation of a Leisure Tourism Action Plan due for completion by March 2012;
  - developing mutually beneficial cross-boundary links within the Leeds City Region Partnership Board and close working arrangements with partners in York and North Yorkshire.

#### Policy JB2:

##### Conference and Business Tourism

#### Indicator

Number and type of hotel bed spaces.

#### Target

Net increase in the number and type of bed spaces.

- 5.28 The conference and business tourism sector has an important role in supporting the district's economy.
- 5.29 Business tourism, particularly conferences and exhibitions, has been a prominent feature of Harrogate since the post war period. The health of the conference and business tourism industry is therefore important to the continued vitality and viability of the district's economy.
- 5.30 Policy JB2 looks to both resist proposals that would undermine the conference and business tourism sector generally and specifically, to protect existing hotel bed space and increase provision in Harrogate town centre where appropriate.
- 5.31 To support the conference and business tourism sector the number and type of hotel bed spaces has been assessed as part of a wider Visitor Accommodation Study 2011. The results of this are shown below.

**Harrogate district Bedroom Stock 2011**

<b>Harrogate Town</b>								
ESTABLISHMENT SIZE (NUMBER OF ROOMS)	1-10	11-20	21-30	31-40	41-50	51-100	101+	Total
Establishments	42	16	1	0	4	5	6	74
Rooms	262	232	26	0	172	384	869	1945
<b>Rest of the District</b>								
ESTABLISHMENT SIZE (NUMBER OF ROOMS)	1-10	11-20	21-30	31-40	41-50	51-100	101+	Total
Establishments	65	12	2	6	2	1	2	90
Rooms	265	159	57	210	93	94	312	1190

5.32 The report establishes a baseline against which the number and type of hotel bed spaces can be assessed to assist in both the protection of existing accommodation and encouragement for existing establishments to expand and improve.

**Policy JB3: Land for Jobs and Business**

**Indicator**

Amount of land developed by type.

**Target**

Average of three hectares per annum across the district achieved over the past 10 years.

**Indicator**

Percentage of employment land on previously developed land.

**Target**

Target to be set in Sites and Policies DPD.

**Indicator**

Loss of employment land to other uses.

**Target**

Issue to be addresses in Sites and Policies DPD.

5.33 This policy sets out that from 2005 to 2021 a good range and mix of employment sites will be maintained and enhanced. These indicators have been reported in previous AMRs. However, due to the priority given to undertaking evidence gathering, survey work and site selection for the Urban Areas and development management policies consultation, it has not been possible to update the monitoring of these indicators in the current AMR. Work is progressing to enable details of the monitoring of employment land to be published as a separate report in 2012. This will also guide future work on policies in the Sites and Policies DPD.

**Policy JB4:**

**Retail and Town Centre Development**

**Indicator**

Percentage of completed office and leisure development in local shopping centres compared to total completed developments in the district.

**Target**

Target to be set in the Sites and Policies DPD.

5.34 It has not been possible to monitor this indicator this year. Work is progressing to enable details of the monitoring of office development that will guide future work on policies in the Sites and Policies DPD.

**Indicator**

Shop vacancy rates and non-retail use in town and local shopping centres.

**Target**

Vacancy rate to be no higher than seven per cent.

5.35 This policy sets out the retail hierarchy for town centres and local centres in the district. Harrogate town centre is the main focus for retail activity in the district. Ripon and Knaresborough act as 'Principal Service Centres'. Within the town of Harrogate there are also a number of local centres which provide for people's day-to-day needs.

5.36 An analysis of the town centres and local centres has been undertaken to determine the number of premises in each centre and the number of vacant premises. Surveys have been carried out in 2009 and 2011. Only those premises that are within the shopping centre boundaries of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge, or the Local Centre boundaries have been counted (as defined by the

Local Plan 2001 Proposals Map). Within these areas only premises that have either ground floor level access or are situated within a shopping centre or arcade with a lift have been included in the surveys. The percentage of vacant units is rounded up to the nearest whole number. The vacancy rate target set in the Core Strategy was based on wards whereas the recent surveys have focussed on the identified town or local centres. The need to revise the target will be considered as work on the Sites and Policies progresses.

SHOP VACANCY RATES 2011			
	Units	Vacant	%
Harrogate Town Centre	525	30	6
Knaresborough Town Centre	173	21	12
Ripon City Centre	225	28	12
Boroughbridge Town Centre	76	3	4
Masham Town Centre	29	0	0
Pateley Bridge Town Centre	48	1	2
Cold Bath Road Local Centre	52	1	2
High Harrogate Local Centre	42	8	19
Leeds Road Local Centre	22	0	0
Kings Road Local Centre	32	2	6
Jennyfield Local Centre	5	0	0
Starbeck Local Centre	31	1	3

SHOP VACANCY RATES 2009			
	Units	Vacant	%
Harrogate Town Centre	525	44	8
Knaresborough Town Centre	169	19	11
Ripon City Centre	224	26	12
Boroughbridge Town Centre	73	3	4
Masham Town Centre	29	1	3
Pateley Bridge Town Centre	48	3	6
Cold Bath Road Local Centre	51	3	6
High Harrogate Local Centre	42	10	24
Leeds Road Local Centre	22	1	5
Kings Road Local Centre	33	5	15
Jennyfield Local Centre	6	0	0
Starbeck Local Centre	31	1	3

5.37 An analysis of these tables shows that the only

town centre where there is a higher percentage of vacant units in 2011 compared to 2009 is Knaresborough. In Ripon and Boroughbridge the vacancy rate is the same for both dates and for Harrogate, Masham and Pateley Bridge there were more vacancies in 2009 than in 2011.

5.38 For the Local Centres vacancy rates at Jennyfield and Starbeck were the same in both years whilst in the remaining centres the vacancy rate in 2011 was lower than in 2009.

## Travel

### Policy TRA1:

#### Accessibility

#### Indicator

Percentage of sites granted permission which have a positive accessibility score when assessed against the accessibility criteria in Core Strategy appendix 8.

#### Target

Target to be set in the Sites and Policies DPD.

5.39 Criteria have been developed to assess the accessibility of housing sites of over 10 dwellings. These are:

1. location within walking distance of a bus stop on the Key Bus Network or a station or rail halt on the Leeds to Harrogate York rail line – positive up to 400m, negative over 400m;
2. walking distance to nearest primary school – positive up to 800m, negative over 800m;
3. walking distance to nearest major area of employment (six town centres and best/good urban sites as defined in Chapter 5 of the Core Strategy (Jobs and Business) – positive up to 1200m, negative over 1200m;
4. walking distance to nearest GP surgery – positive up to 800m, negative over 800m;
5. distance to nearest supermarket or local shopping centre as defined in the Harrogate District Local Plan - positive up to 800m, negative over 800m.

5.40 These measurements will be used to assess the site's accessibility giving it either a positive or negative score. They provide an initial indication of the accessibility of the site's location and are used as a basis for further discussion with the highway and other authorities in relation to improvements required in order to encourage access to/from the site by public transport, walking and cycling and to reduce congestion. Where a site's accessibility score is negative the council will expect applicants to investigate how this can be improved.

5.41 Since the introduction of an updated recording

system in November 2009 to the end of March 2011 12 Validation Certificates have been submitted with planning applications.

**Indicator**

Percentage of sites granted permission which include a Transport Assessment and/or Travel Plan when provision is advised by highway authority/local planning authority.

**Target**

Target to be set in the Sites and Policies DPD.

- 5.42 Development proposals which are likely to have a significant transport impact may be required to include a Transport Assessment as part of the planning application. This will be used to determine whether the impact of the development on transport is acceptable and what mitigation measures will be required. In some cases a Transport Statement may be appropriate and a Travel Plan may also be required. This information may also be required in relation to any application where it is considered necessary to address a particular issue or local problem.
- 5.43 Since the introduction of an updated recording system in November 2009 to the end of March 2011, 28 Validation Certificates have been submitted with planning applications.

**Policy TRA2:  
Transport Infrastructure**

**Indicator**

Number of bus and rail journeys per annum and number of cycling journeys.

**Target**

Continuing percentage increase year on year.

- 5.44 It has not been possible to monitor this indicator and a review of this indicator will take place prior to the next AMR. During the course of the year the following work has been undertaken in connection with the protection of existing transport infrastructure and those routes and sites which may be proposed during the plan period and details are described below.
- 5.45 Work is being undertaken to identify sites and routes for protection as part of the emerging Sites and Policies DPD Policy IN3. In particular:
  - Rail Halt – Harrogate Borough council and the County council in consultation with the rail industry and Department for Transport have commissioned consultants to undertake work to consider provision of a rail halt at Manse farm to the east of Knaresborough as part of a mixed use urban extension which may lead towards the protection of a site;

- Harrogate rail line improvements – the Leeds City Region is currently investigating possible development options/improvements on the Harrogate Line. A development plan is to be prepared and agreed with stakeholders;
- Park and Ride - further discussion is being undertaken with the County council regarding park and ride as a mitigation measure;
- Harrogate and Knaresborough Cycle Network – the Harrogate and Knaresborough Cycling Implementation Plan has been updated in partnership with the Harrogate Cycling Improvements Group and consultation on these new routes has been undertaken as part of the Sites and Policies DPD consultation. This network links to the Nidderdale Greenway (Bilton to Ripley Cycle Route) where development work is currently being undertaken;
- Future sites and routes for protection – work currently being undertaken by the County Council on the Service Centre Transportation Strategy for Harrogate and Knaresborough and the development of a bid to the Department for Transport’s Sustainable Transport Fund may result in further sites and routes being protected;
- Mitigation measures – the land requirements of mitigation measures required in connection with Sites and Policies DPD site allocations will also be identified following the outcome of traffic modelling work currently being undertaken.

**Policy TRA3:  
Travel Management**

**Indicator**

Preparation of the Harrogate and Knaresborough Area Plan.

**Target**

Adoption by 2013.

- 5.46 The Harrogate and Knaresborough Area Plan is no longer being taken forward. Work proposed to be carried out on this Area Plan is being progressed as part of the Sites and Policies DPD and the work undertaken to date is set out below.
- 5.47 During the monitoring period Harrogate Borough Council has been working with the County Council and other transport providers to implement measures to reduce traffic congestion and improve accessibility to jobs, shops, services and facilities. The Sites and Policies DPD includes:
  - A parking policy (TRA5) which outlines factors which will be taken into account when considering parking provision in future developments. The policy also identifies Parking Management Areas in Harrogate, Knaresborough and Ripon. The County Council has prepared a draft parking strategy;

- A policy on Air Quality Management – this policy seeks to address and improve air quality in the district, in particular in relation to declared Air Quality Management Areas at Bond End, Knaresborough and Low Skellgate, Ripon where the level of the pollutant nitrogen dioxide from transport exceeds the air quality objective. Air Quality Action Plans are being prepared for these areas. These plans will identify a set of mitigation measures;
- Integrated transport and environmental improvements – the Sites and Policies DPD includes a new policy (IN4) which seeks to develop in partnership with the County Council and other stakeholders an integrated package of measures to improve the viability and vitality of the central areas of Harrogate, Knaresborough and Ripon.

## Environment and Quality of Life

### Policy EQ1:

#### Reducing risks to the Environment

##### Indicator

Renewable energy capacity installed by type.

##### Target

A total of 17mW installed grid-connected renewable energy capacity by 2010 and 70mW by 2021. This target is based on a policy in the Regional Strategy which is expected to be abolished early in 2012. However, the amount of renewable energy installed by type is an important indicator to continue to develop systems to monitor.

- 5.48 Stand alone renewable energy projects have an important role in addressing high levels of energy consumption and will contribute towards meeting national and regional targets. The policy encourages renewable energy projects providing any harm to the local environment and amenity is minimised and clearly outweighed by the need for and benefits of the development.
- 5.49 Although it is possible to record the number of major energy schemes that receive planning permission during the monitoring period, there are difficulties in collecting data on the construction and completion of schemes and recording when and how much energy from the schemes are grid-connected.
- 5.50 For electricity generated from small scale wind turbines a Feed in Tariff payment for the electricity that is produced is payable. This information is recorded by the Yorkshire Energy Partnership. The following is a summary of the installations in Harrogate that were registered for the Feed in Tariff between 1 April 2010 and 31 March 2011.

Technology	Installs	Capacity (MW)
Photovoltaic	112	0.323
Wind	14	0.146
Micro CHP	0	0
Hydro	0	0
<b>Total</b>	<b>126</b>	<b>0.469</b>

The information available demonstrates that progress is being made towards the target, but that capacity from the installations registered for the Feed in Tariff is small.

##### Indicator

Number of planning applications that attain the highest standards of sustainable construction design.

##### Target

100 per cent of all new development (except extensions) to have a certificate meeting appropriate levels in part b (or higher national standard) of the policy.

- 5.51 Policy EQ1 seeks to reduce risks to the environment posed by development by encouraging new developments to minimise energy and water consumption, the use of natural non-renewable resources, travel by car and flood risk.
- 5.52 This target relates to the receipt of a post construction certificate by the local planning authority confirming that the relevant standard has been met prior to the first occupation of the development to which the certificate relates.
- 5.53 Since adoption of the Core Strategy, over 140 applications have been granted planning permission to which a condition has been attached requiring compliance with the relevant standards. From being granted planning permission through to construction and completion there is an inevitable passage of time. This will vary depending on the type of application. Given the time since the adoption of the Core Strategy and the introduction of this policy few applications have reached the stage of submitting a post construction certificate confirming that the relevant standard has been met.
- 5.54 Systems are being developed that will enable compliance with the relevant standards to be reported in future AMRs.

##### Indicator

Number of planning permissions granted within the district contrary to Environment Agency advice on grounds of flood defence.

**Target**

0 per cent without EA support.

5.55 Local Planning Authorities (LPAs) in England have to consult the Environment Agency on most development proposals at risk from flooding. The Environment Agency may object to planning applications because:

- the proposed development is not consistent with Government Planning Policy
- lack of evidence that the sequential test and (where needed) the exception test have been applied correctly
- it is not supported by a flood risk assessment
- the proposed development is not consistent with Government Planning Policy

5.56 Between 01/04/10 and 31/03/11 an objection was received from the Environment Agency as the flood risk assessment did not comply with the requirements of PPS25. This application was refused planning permission and the target was achieved.

**Indicator**

Amount of household waste recycled

**Target**

Harrogate Borough Council Performance Plan 2007/08 target of 24.36 per cent.

5.57 Since the target was set the method of recording household waste recycling has been revised.

5.58 One of the council's Corporate Priorities is Caring for the Environment. An objective under this is to limit the amount of household waste for landfill to 570kg per head of population and to set the amount recycled or composted to 31 per cent of the waste collected by rolling out new waste and recycling services to residents in 2010/2011.

5.59 The performance against this target is reported on in the annual Corporate Performance Report. This reported that in the monitoring year the percentage of household waste sent for reuse, recycling and composting was 32 per cent. This is above the target but performance remained static from the previous year. However, performance is expected to improve following the waste collection review.

**Policy EQ2:****The Natural and Built Environment and Green Belt**

5.60 This policy seeks to protect the district's exceptionally high quality natural and built environment.

**Indicator**

Number of planning applications meeting the criteria for consideration in local design awards.

**Target**

Eligibility standards to be set in local design awards.

5.61 The introduction of local design awards has not been taken forward. However, by incorporating high quality design principles and ensuring local distinctiveness, the built environment within the district can be further enhanced.

5.62 A number of design guides have been published to promote high quality design and the preparation of the Heritage Management Supplementary Planning Document will further take this work forward.

5.63 The Heritage Management SPD will support the policies of the Core Strategy and emerging Sites and Policies DPD by providing more detailed guidance on how the heritage policies contained within those documents will be applied. It will provide necessary detailed advice for decision makers, applicants and other interested parties involved in the development control process, and enable the council to better discharge its responsibility to protect the built heritage of the district in line with corporate objectives.

5.64 The review of Conservation Areas began in early 2007. They have been reviewed over a period of four years, starting with those areas in which development was likely to take place.

5.65 At March 2011 a Conservation Area Character Appraisal had been completed for each of the fifty-two conservation areas in the district. It is programmed that all the appraisal documents are formally approved as Supplementary Planning Guidance, and it is intended that this process will be completed by the end of 2011/12.

**Indicator**

Favourable changes in the condition status of natural sites.

**Target**

95 per cent of sites to be in a favourable condition as set by Natural England by 2010.

5.66 SSSIs are the country's very best wildlife and geological sites. Natural England works with landowners and land managers, to conserve these important sites. SSSIs are legally protected under the Wildlife and Countryside Act 1981 (as amended). Natural England has powers to ensure better protection and management of

SSSIs and safeguard their existence into the future. The target is for 95 per cent of SSSI land nationally to be in 'favourable' or 'unfavourable recovering' condition by 2010.

- 5.67 Within Harrogate district there are a total of 25 SSSIs. These are:
- Aubert Ings
  - Birkham Wood
  - Bishop Monkton Ings
  - Brimham Rocks
  - Burton Leonard Lime Quarry
  - Cow Myers
  - East Keswick Fitts
  - East Nidderdale Moors (Flamstone Pin - High Ruckles)
  - Farnham Mires
  - Gouthwaite Reservoir
  - Great Almscliff Crag
  - Greenhow Pasture
  - Greenhow Quarry
  - Hackfall Wood
  - Hay-a-park
  - Kirk Deighton
  - Mar Field Fen
  - Newsome Bridge Quarry
  - Quarry Moor
  - Ripon Parks
  - River Ure Bank, Ripon Parks
  - Upper Dunsforth Carrs
  - Upper Nidderdale
  - West Nidderdale, Barden and Blubberhouses Moors
  - Whitcliffe Section, Quarry Moor
- 5.68 At the end of 2010 Natural England announced that 96 per cent of England's SSSIs, including those within Harrogate district, were now in favourable or recovering condition.
- 5.69 In September 2011 Natural England published a report detailing the condition of SSSI units within the district: see [www.sssi.naturalengland.org.uk/Special/sssi/reportIndex.cfm](http://www.sssi.naturalengland.org.uk/Special/sssi/reportIndex.cfm)
- 5.70 This gives details of the condition of each unit that make up a SSSI (favourable, unfavourable recovering or unfavourable no change). Natural England will continue to promote stewardship schemes and work with landowners to improve the condition of SSSIs within the district.

#### Indicator

Change in areas and populations of biodiversity importance.

#### Target

Target to be set in Biodiversity Action Plan

- 5.71 The Biodiversity Action Plan is due to be adopted in 2011. The Biodiversity Action Reporting System (BARS) database has been set up to hold information on actions and projects that contribute to the delivery of national and local Biodiversity Action Plans.

#### Indicator

Changes to international, national and locally designated sites and buildings recognised for their high quality landscape, biodiversity, architectural and historical features.

#### Target

No net loss of sites or damage of sites of international, national or local significance.

- 5.72 English Heritage records show that there are currently 2113 listed buildings within the district, of which 50 are Grade I listed buildings, 116 Grade II\* listed buildings and 2113 Grade 2 listed buildings.
- 5.73 Of these listed buildings 32 appear in the Buildings at Risk Register at May 2011 produced by English Heritage. Ongoing discussions are being held to consider appropriate action to reduce the number of buildings at risk.
- 5.74 At the time of adoption of the Harrogate District Local Plan in 2001 there were a total of 101 Sites of Importance for Nature Conservation (SINCs) in the district. At September 2011 there were 146 SINCs. The list of SINCs is subject to on-going assessment and the list will be updated as and when appropriate. Sites can be deleted from the list as well as added to the list.

## Communities

### Policy C1:

#### Inclusive Communities

#### Indicator

Geographic access to services to wards.

#### Target

Avoid loss of services in all wards, with special attention given to those wards with the poorest access to services.

- 5.75 This policy seeks to ensure that new development contributes to the creation of safe, sustainable, liveable, healthy and mixed communities with good access to jobs, key services and facilities for everyone.

5.76 It has not been possible to monitor this indicator. As work on the Sites and Policies DPD progresses consideration will be given to an amended indicator to monitor the protection and enhancement of community facilities.

**Indicator**

Number of sports pitches available for public use, amount of open space per 1000 population and number and location of sports, recreation, leisure and cultural facilities.

**Target**

No reduction in number of facilities.

5.77 The policy also seeks to address community needs through new development, including the provision of open space and meeting halls.

5.78 The Sites and Policies DPD includes a policy dealing with the provision of new open space, sport and recreation facilities in the district and the protection of existing sport, open space and recreation facilities.

5.79 Evidence to support this policy is included in the Sports, Recreation, Open Space and Village Halls Study (Parts 1 and 2). Part 1 of the Study identifies existing quantitative deficiencies and surpluses in sport, recreation and open space facilities and village hall provision based on local quantity standards and highlights settlements where additional work needs to be undertaken to identify potential new sites for allocation in the Sites and Policies DPD. Part 2 of the Study focuses on outdoor sports provision in Harrogate, Knaresborough and Ripon and identifies and assesses sites for new outdoor sports provision.

5.80 Full details of the Sport, Recreation, Open Space and Village Hall Study (Part 1 – Standards Assessment and Part 2 – Outdoor Sports facilities in Harrogate, Knaresborough and Ripon) can be viewed at [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult)

**Indicator**

Number of planning permissions granted for gypsy and caravan sites and number of pitches provided for permanent gypsy or traveller accommodation.

**Target**

Target to be set within the Sites and Policies DPD.

5.81 Circular 01/06 'Planning for Gypsy and Traveller Caravan Sites' establishes the process for making appropriate provision for gypsy and traveller sites within each local authority area after the number of pitches required has been assessed for the region and each local authority.

5.82 This work has identified a need for an additional 14 pitches. Following consultation with the local gypsy community the Sites and Policies DPD will seek to identify a site for between 12 and 15 plots.

5.83 Landowners have been invited to suggest potential sites, but to date it has not been possible to identify a site for this purpose.

# 6 Supply of Housing Land in Harrogate District

## Background

- 6.1 Planning Policy Statement 3 'Housing' (PPS3) sets out the national planning policy framework for delivering the Government's housing objectives.
- 6.2 One of the PPS's key requirements is the delivery of a flexible supply of land for housing. This council is required to set out in the Local Development Framework policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.
- 6.3 The Harrogate District Core Strategy plans for an annual average of 390 net additions to the dwelling stock to be provided up to 2024 and distributes these new dwellings in accordance with Policies SG1 and SG2. This means that some 7800 new dwellings will be built throughout the district in the period 2004 to 2024.
- 6.4 The evidence base to support a flexible supply of housing land includes the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA was first published in 2008 and was prepared in partnership with the commercial, public and voluntary sectors. A first Review was published in 2009 whilst a Second Review commenced in 2011. The council will use the evidence provided by the SHLAA to inform its decisions on what specific parcels of land should be allocated for housing development in the period up to 2024 in the Sites and Policies DPD.
- 6.5 One of the most important elements of the 15 year housing land supply is the identification of sufficient sites to deliver housing for the first five years of the plan period and PPS3 requires that this five year housing land supply be maintained throughout the plan period. These sites must be 'deliverable' which, under the terms of PPS3, means that they should be:
- available – the site is available now;
  - suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
  - achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

## Five Year Housing Land Supply

- 6.6 Following the announcement that the RSS is to be revoked, the government has issued guidance that authorities should continue to have a five-year supply of deliverable sites. As in previous years, the 2011 AMR provides information on a forward looking five year housing land supply from 1 April 2012 to 31 March 2017.
- 6.7 This section of the AMR provides the information on the following sources of housing to demonstrate a five-year housing land supply in compliance with PPS3:
- Dwelling completions 1 Apr 2004 - 31 Oct 2011
  - Outstanding Local Plan Allocations 31 Oct 2011
  - Outstanding planning permissions 31 Oct 2011
  - Applications pending 31 Oct 2011
  - Unallocated brownfield land deliverable by 31 Mar 2017
  - Windfall housing allowance up (if appropriate) to 31 Mar 2017

### Dwelling completions 1 Apr 2004 - 31 Oct 2011

- 6.8 Annual dwelling completions between these dates were as follows:

2004/05	421
2005/06	436
2006/07	357
2007/08	517
2008/09	401
2009/10	372
2010/11	212
2011 (to 30 Sept)	98
<b>Total</b>	<b>2814</b>

- 6.9 The total of 2814 new dwellings is a gross figure and needs to be adjusted to give the equivalent net total of completions for this period. A 5 per cent reduction of the gross figure has been applied, based on the comparison between the net and gross requirement previously set out in the now revoked RSS for this district (390 net/ 410 gross = 95 per cent).

95 per cent of 2814 is 2673 dwellings.

## Outstanding Local Plan Allocations

31 Oct 2011

- 6.10 The saved policies of the Harrogate District Local Plan (2001), as amended by the Selective Alteration (2004), contain only two outstanding site allocations for housing.
- 6.11 These are sites H4a, Rugby Ground, Claro Road, Harrogate and H4c, Westholme Road, Masham.
- 6.12 Site H4a, Rugby Ground, Claro Road, Harrogate cannot deliver residential development before 2017 and has therefore not been included in the five-year housing land supply figures. The development of this site for housing is dependent upon the satisfactory replacement of rugby ground facilities and the future of this site is being considered as part of the preparation of the Sites and Policies DPD.
- 6.13 Site H4c, Westholme Road, Masham can be delivered before 2017. It has a site area of 1 hectare and an indicative net dwelling yield of 25 dwellings. This, along with others in Masham, is one of the sites identified in the Sites and Policies DPD.
- 6.14 The total of new dwellings from outstanding Local Plan allocations that can be delivered in five years is 25.

- 6.16 Only those sites and dwellings that are likely to be built before the end of March 2017 can be included in the district's five-year housing land supply.
- 6.17 The deliverability of the outstanding large site dwelling yield of 285 has been assessed. It takes into account surveys of agents and landowners which sought views on the likely deliverability of individual sites and was updated in October/November 2010. From this assessment it is reasonable to conclude that 155 new dwellings (gross) on these large sites will be completed before March 2017. The number of net dwellings deliverable from these sites is 150 new dwellings.
- 6.18 1082 dwellings have permission on small sites. Of these 353 (gross) are on sites under construction and therefore considered to be deliverable up to the end of March 2017. The number of net additional dwellings from small sites under construction is 335 new dwellings.
- 6.19 Not all of the remainder (729 dwellings (gross)) are likely to be built during the prescribed period up to 2017. Past trends show that with the high demand for housing in the district 94 per cent of all dwellings permitted are actually built. Further analysis has shown that differing proportions of houses are completed in each year following the grant of planning permission and that 94 per cent (of the 94 per cent of dwellings built from planning permissions) are completed within five years of the date of planning permission. Table 2 and Figure 3 provide details of this analysis and the calculation of a dwelling figure from this element of small site permissions. The resultant number of gross dwellings deliverable from these sites is 664 dwellings. As with completions, application of a 5 per cent reduction to the gross figure provides a net estimate from this source of 612.

## Outstanding planning permissions

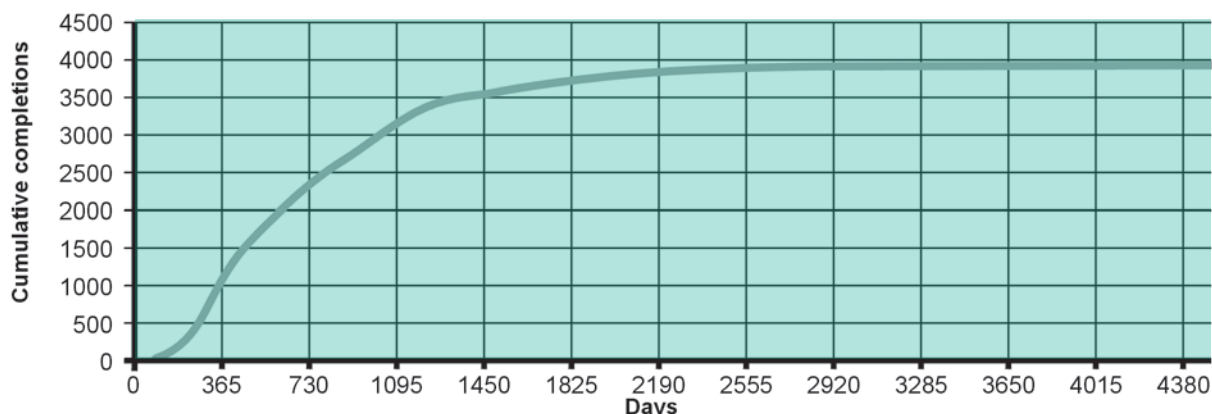
31 Oct 2011

- 6.15 As at 31 October 2011 there were a total of 1367 dwellings (gross) with planning permission for housing development. This breaks down as follows:
- 285 dwellings on large sites (10 or more dwellings);
  - 1082 dwellings on small sites (under 10 dwellings).

**Table 2: Historical analysis of time elapsed between granting of permission and completion on all dwellings recorded in the Monitoring database completed between 1980 and 2007.**

Year	Cumulative Completions	Annual Completions	%of total completions (4140)	Cumulative % completions
1	1162	1162	28%	28%
2	2494	1332	32%	60%
3	3249	755	18%	78%
4	3747	498	12%	91%
5	3892	145	4%	94%
6	4028	136	3%	97%
7	4094	66	2%	99%
8	4108	14	0%	99%
9	4115	7	0%	99%
10+	4140	25	1%	100%

**Figure 3: Historical analysis of days elapsed between granting of permission and cumulative completions on all dwellings recorded in the Monitoring database completed between 1980 and 2007.**



- 6.20 In total, outstanding planning permissions as at 31 October 2011 are estimated to be able to deliver the following net dwellings:
- 150 dwellings (large sites);
  - 335 dwellings (small sites under construction);
  - 612 dwellings (other small sites);
  - 1097 dwellings (total).
- 6.21 There will be further planning permissions granted for residential development during the five months from 31 October 2011 till the start of the five year housing land supply period at the end of March 2012. An estimate of what these permissions might yield is given in Table 4 and this is summarised in the applications pending section below.

### Unallocated brownfield land deliverable by 31 Mar 2017

6.22 The advice given by the Government is that specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the relevant five year period may be included in the five year supply of deliverable sites where they meet the tests of suitability, availability and achievability stated above and contained in paragraph 54 of PPS3. To meet these tests, a site should have made sufficient progress through the planning process.

### Brownfield Preferred Site Options

- 6.23 This council's approach to estimating the dwelling yield from this source of housing land supply is to include those brownfield sites which were, as at 31 October 2011, included in the council's preferred options for housing allocations in the Sites and Policies DPD Rural Areas consultation published in September 2010 and Urban Areas consultation in September 2011 providing they are achievable (could be delivered on the site) before 2017. Table 3 details relevant information on the brownfield preferred option sites. The total yield from this source of supply is 673 new dwellings (net).
- 6.24 The yield from sites in Table 3 has been updated to take into account information received from agents and landowners during the consultations on the Sites and Policies DPD. A site has not been included where it is not considered to be available by 2017, or if the site appears in another source of supply, to avoid double counting.

**Table 3: Brownfield Preferred Option sites from the emerging Local Development Framework deliverable within five years.**

Site Ref	Location	Capacity	Comments
B11(1)	Riverside Sawmills	83	Availability confirmed
H18	Land N of Eastville Cottage, Ripon Road	14	Availability confirmed
H39	B.T. Training Centre St. George's Walk	90	Availability confirmed
H74a	Dunlopillo Site, Pannal	20	Availability confirmed
H104	Land at Cornwall Road	38	Availability confirmed
H105(1)	Land West of Harlow Moor Road	51	Availability confirmed
H1012a	Knapping Mount, Harrogate	52	Availability confirmed
H1023	Spa Tennis Club, Kent Drive, Harrogate	13	Availability confirmed
H2002	Harrogate Police Station, Harrogate	24	Availability confirmed
K18	Former Timber Yard, Hambleton Road	10	Availability confirmed
P3001	Coal Yard and Highways Depot, Pateley Bridge	28	Availability confirmed
R10	Land at Ripon Auction Mart, North Road	79	Availability confirmed
R17	Old Goods Yard, Hutton Bank, Ripon	44	Availability confirmed
R23	Red House, Palace Road	20	Availability confirmed
R3005	The Cathedral Choir School	107	Availability confirmed
	<b>TOTAL</b>	<b>673</b>	

### Potential dwelling yield from planning applications pending at 31 October 2011

- 6.25 Also included in this category are net additional dwellings expected to be delivered within five years that have been identified in planning applications that have been validated and are pending consideration at 31 October 2011.
- 6.26 The number of net additional dwellings identified from planning applications pending on brownfield sites at 31 October 2011 that are considered to be deliverable within five years is 21 (see Table 4).
- 6.27 Table 4 includes details of all those outstanding planning applications for five or more dwellings to which there is no objection in principle to residential development and which have a reasonable prospect of being delivered by 2017. There is also an additional supply from planning applications for between one and four dwellings that could also come forward by 2017. Further work would be required to fully assess the supply from this source.

**Table 4: Net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 31 October 2011.**

Reference	Dwellings
Thornton Manor Farm	5 dwellings
The Grove, Harrogate	8 dwellings
Parliament House, Harrogate	8 dwellings
<b>Total</b>	<b>21 dwellings</b>

### Summary of site specific supply of housing land

- 6.28 The information below sets out the total estimated supply of new dwellings from specific sites from 2004 to 2017 in the Harrogate district:
- |   |             |
|---|-------------|
| Dwelling completions (2004-Oct 2011)                              | 2673        |
| Outstanding Local Plan allocations                                | 25          |
| Planning permissions (Oct 2011)                                   | 1097        |
| Applications pending (Oct 2011) (Sites of five or more dwellings) | 21          |
| Unallocated brownfield land                                       | 673         |
| <b>Total site-specific supply (2004-2017)</b>                     | <b>4489</b> |

- 6.29 This compares with the aggregated district housing requirement of 5070 new dwellings from 2004 to 2017.
- 6.30 Table 5 calculates the residual housing requirement up to 2017 having discounted completions to October 2011. It concludes that the district has a 3.8 year housing land supply of deliverable sites during the period April 2011 to March 2017. This is a minimum figure as it seeks to reconcile the undersupply of housing within the first five years of the plan period.

**Table 5: Calculation of five-year supply.**

Requirement 2004 - 2017	5070
Completions 2004 - Oct 2011	2673
Residual requirement to 2017	2397
Time remaining as at 01/04/2012	5.0 years
Residual annual requirement	479
Site specific supply	1816
Supply in years	3.8 years supply

### Windfall housing

- 6.31 The SHLAA and subsequent reviews will identify only sites yielding 10 or more dwellings in the district's five main towns and Ripon City and sites yielding five or more dwellings in the district's most sustainable villages.
- 6.32 Below these thresholds, small sites, whilst very difficult to identify with any certainty in advance of them coming forward, have historically formed a significant part of the district housing land supply.

New dwellings derived from building conversions of any size throughout the district also contribute to housing land supply. These are also very difficult to identify in advance.

- 6.33 Furthermore, the SHLAA itself is most unlikely to identify all opportunities for brownfield housing in the short or medium term above the agreed study threshold. A comparison between brownfield sites identified in the council's 2002 and 2005 Urban Housing Capacity Studies (UHCS) and those brownfield sites which were granted planning permission and completed between 2002 and 2009 identified that 456 new dwellings were built on previously developed sites that were not identified in the 2002 or 2005 UHCS. They are from sites which were above the UHCS study threshold and had not been included in the study as planning permissions.
- 6.34 It is highly likely therefore that in the period to 2017 a significant number of new dwellings will be built on sites that will not be identified in the council's SHLAA either through existing planning permissions or unallocated brownfield land. This will represent an additional source of housing supply.
- 6.35 Further work would be required on the above windfall housing figures if they were to form the basis for a windfall housing allowance within the council's five-year and ten year housing land supply.