

Annual Monitoring Report

09

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PLANNING DIVISION

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1 Introduction

What is a Local Development Framework (LDF)?

- 1.1 The Harrogate District LDF is the new form of policy document to guide development and show where action will be taken to promote (or prevent) development. New documents which make up the LDF will be introduced to gradually replace the adopted Harrogate District Local Plan.
- 1.2 Further details concerning the Harrogate District LDF and related matters are available at: www.harrogate.gov.uk/ldf on the Council's website.

Why monitor the Local Development Framework?

- 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 An important aspect of the new arrangements is the flexibility to update components of the LDF to reflect changing circumstances. The ability to produce various Local Development Documents (LDDs), as opposed to one Local Plan document, allows authorities to respond to changing priorities for development in their areas. Monitoring will play a critical part in identifying these priorities.
- 1.5 LDFs should be continually reviewed and revised and the Annual Monitoring Report (AMR) will be the main mechanism for assessing the frameworks performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

Monitoring period, publication and content of the Harrogate AMR

- 1.6 This AMR relates to the period from 1 April 2008 to 31 March 2009, but also gives an up to 'publication date' statement on progress on the preparation of LDDs.
- 1.7 The AMR was submitted to the Secretary of State in December 2009, has been published on the Council's website and is also available in hard copy.

Key monitoring tasks

- 1.8 The Annual Monitoring Report is required to contain details relating to:
 - the implementation of the Local Development Scheme (LDS);
 - the extent to which policies in the LDDs are being achieved; and
 - the availability of a 5-year housing land supply
- 1.9 This AMR considers relevant information from the start of the new plan period and concentrates on providing information on the Core Indicators from PPS12 'Local Development Frameworks'. Section 5 of this report gives details of the monitoring of these indicators.
- 1.10 In future the AMR will include additional information reporting on the progress and targets of adopted DPDs as these proposals begin to be implemented.

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.

RSS

- 2.2 LDF AMRs will be developed against the wider context of regional monitoring. Regional monitoring reports must have regard to and incorporate the findings of constituent local planning authorities AMRs in their analysis. Whilst both AMRs are concerned with assessing policy implementation, the Harrogate LDF AMR will focus on performance at the local level and the regional monitoring report will be concerned with strategic trends on a regional and sub-regional basis.

Sustainability Appraisal

- 2.3 Local planning authorities are required to adopt an integrated approach to monitoring LDFs that takes full account of the monitoring needs of Sustainability Appraisal. This is a process that appraises the social, environmental and economic effects of the strategies and policies contained in the Harrogate District LDF to ensure that decisions are made in accordance with the principles of sustainable development. The Sustainability Appraisal will evolve through the production stages of an LDD. The development of the monitoring framework of the LDF (see section 4) will allow the implementation of documents against their objectives or targets to be assessed taking account of the Sustainability Appraisal process and objectives.

Community Plan

- 2.4 The Harrogate District Community Plan sets the context within which other plans are prepared or reviewed. It defines the community's long-term priorities for the District.

Corporate Plan 2009 - 2012

- 2.5 The three-year Corporate Plan sets out for the district the Council's long-term vision, aims as an organisation, corporate priorities and goals for each year.
- 2.6 The vision for the district is a Harrogate district that is safe, green, healthy, beautiful and vibrant and a place where people want to live, work and visit.
- 2.7 The aim is to deliver services and real improvements in the community that are valued by local people, which improve their quality of life and to work with others to build prosperous and sustainable communities across the district.
- 2.8 Six corporate priorities have been identified which are:
- Caring for the Environment
 - Homes for Local People
 - A connected District
 - Safer and Stronger Communities
 - A Strong Local Economy
 - Shaping the Council towards Excellence
- 2.9 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 play an important part in ensuring the Council's and 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 Second Review of the Council's LDS came into effect in July 2007. The AMR considers how preparation of the LDDs compares to the milestones set out in this LDS and considers changes that are necessary to the LDS as a result of not meeting milestones.

3.3 5 milestones in the Second Review of the LDS occurred within the monitoring period:

- Core Strategy Adoption and Publication (October 2008)
The Core Strategy was adopted in February 2009 and the milestone was not met
- Site Allocations (Homes and Jobs) DPD submission of DPD (February 2009)
The DPD was not submitted and the milestone was not met
- Community Sports Regeneration AAP submission of DPD (February 2009)
The AAP was not submitted and the milestone was not met
- Development Control Policies DPD submission of DPD (February 2009)
The DPD was not submitted and the milestone was not met
- Homes for Local People SPD Adoption and Publication (November 2008)
The SPD has not yet been adopted

3.4 The progress of LDD preparation against the LDS Second Review is illustrated in Figure 1.

Future work and changes to the LDS

3.5 The following factors have led to delays in the preparation of the LDDs compared to the work programme in the LDS 2nd Review:

- The additional work undertaken for the Core Strategy Examination, carried out at the request of the Inspector;

- This in turn led to a delay in receiving the Inspectors Report. As the Core Strategy sets out the strategy for the development and conservation of the District, the content of other LDF plan documents will follow the Core Strategy's lead and there has been an inevitable delay in the preparation of other DPDs;

- The publication of the revised PPS12 in 2008 emphasises the importance of having a robust evidence base in place to support the preparation of DPDs. At the present time, work is being undertaken on the review of the Strategic Housing Land Availability Assessment, an updated Strategic Flood Risk Assessment, and Economic Viability Assessment (of thresholds and proportions of affordable housing), a Climate Change Study and other evidence base reports. These reports are required to inform the preparation of DPDs and will need to be completed prior to further consultation taking place.

3.6 Taking into account other factors that include consideration of the Inspectors Report on the Core Strategy and her conclusions on the timing and relevance of outstanding LDD preparation and the review of the RSS for Yorkshire and the Humber and implications arising from this, a review of the LDS was submitted to the Government Office and the Harrogate District LDS 3rd Review came into effect in June 2009.

3.7 This set out the details for the preparation of a Sites and Policies DPD, together with a proposals map.

3.8 The Sites and Policies DPD is combining work already undertaken on the Site Allocations (Homes and Jobs) DPD, the Development Control Policies DPD, the Community Sports Regeneration Area Action Plan and the proposed Harrogate and Knaresborough Area Plan. The combined DPD will cover the whole of the District and will include site allocations, development limits, development control policies and a proposals map.

3.9 The Harrogate District LDF comprises a range of documents including Development Plan Documents, Supplementary Planning Documents as well as other documents including the LDS, Statement of Community Involvement and Annual Monitoring Report.

5 Monitoring Indicators

Contextual Indicators

- 5.1 Although not required for their AMRs, local planning authorities are required to survey the characteristics of their areas. The collection of this baseline information is being undertaken for the preparation of the Sustainability Appraisal Scoping Report for the Sites and Policies DPD.
- 5.2 In order to be able to predict and monitor the effects of the strategies and policies contained in the Harrogate District LDF it is necessary to have an understanding of the baseline position. This requires the collection of contextual data to assess the current and likely future state of the Plan area. This exercise also helps to identify sustainability issues of particular relevance to the District. The information reported on is included under the following headings:
- Administrative Context;
 - Population;
 - Housing;
 - Employment and Economic Activity;
 - Education, Skills and Training;
 - Environment, Biodiversity and Natural Resources;
 - Traffic, Transport and Accessibility;
 - Health;
 - Culture, Sport and Leisure; and
 - Crime and Security.
- 5.3 An analysis of these contextual indicators will measure changes in the wider social, economic, and environmental background against which LDF policies operate. The Council has undertaken this work as part of the Sustainability Appraisal at each stage of the preparation of a DPD.
- 5.4 The baseline information collected to assist in predicting and monitoring the effects of the strategies and policies contained in the Harrogate LDF is therefore not repeated in this AMR.

Output Indicators

- 5.5 The main purpose of Output Indicators is to measure those activities that are directly related to and are a consequence of the implementation of planning policies. These indicators will help inform future policy development and assess progress and achievements.

- 5.6 There are three types of indicators:

- Core output indicators
- Local indicators
- Significant effect indicators

Core Indicators

- 5.7 A revised set of core output indicators has been published to rationalise, clarify and update indicator definitions reflecting current government guidance. Local planning authorities are required to report on these within their AMRs. These indicators cover a range of key planning issues. They are consistent with indicators used Regionally and will enable a regional picture to be developed.

Local Indicators

- 5.8 These will address the output of policies not covered by the LDF core indicators. They will be used to address issues of particular importance and included within the monitoring framework for individual LDDs where appropriate.
- 5.9 The inclusion of local indicators closely tailored to local policy will be developed on an incremental basis over time. Examples include the percentage of development in urban areas within a set distance or walking time from a regular bus service and the percentage of land in a protected area which has been developed.

Significant Effect Indicators

- 5.10 Significant effects indicators need to be developed to measure the significant effects of the policies contained in the LDF.
- 5.11 These should be linked to the sustainability appraisal objectives and indicators.
- 5.12 Monitoring significant effects will enable a comparison to be made between the predicted effects and the actual effects measured during implementation of the policies.
- 5.13 Sufficient numbers of significant effects indicators should be developed, together with the core and local indicators, to ensure a robust assessment of policy implementation.

Review of Indicators

Government in July 2008, including a housing trajectory and the availability of a 5-year housing supply.

Introduction

5.14 This section reviews the core output indicators as identified by the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 published by the Department for Communities and Local

5.15 This is followed by details of the performance indicators included within the adopted Core Strategy (February 2009) and a review of the adopted SPD.

Core Output Indicators

Business development and town centres

BD1: Total amount of additional employment floorspace – by type	
Purpose	To show the amount and type of completed employment floorspace (gross and net)
BD2: BD2: Total Amount of employment floor-space on previously developed land – by type	
Purpose	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL)
BD3: Employment land available – by type	
Purpose	To show the amount and type of employment land available

Use Classes		B1a	B1b	B1c	B2	B8	Mixed use* B2/B8	Total
BD1	Gross (sq m)	867.5	48	288	454	303	7002.5	8963
	Net							
BD2	Gross (sq m)	867.5	48	288	454	303	7002.5	8963
	% gross on PDL	100	100	100	7.05	100	16.2	29.8
BD3	hectares	1.065	0.005	0.21	0.224	0.73	0.675	23.869

* Land allocated for employment use in Harrogate District Local Plan was unable to be separated into employment land by type. Therefore all available land contributes toward the total.

BD4: Total amount of floorspace for ‘town centre uses’	
Purpose	To show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area

Use Classes:		A1	A2	B1a	D2	Total
BD4	Gross town centres (i) (sq m)	907	317	24.5	0	1248.5
	Net town centres (ii)	-	-	-	-	-
	Gross local authority area (i) (sq m)	1805	372	867.5	180	3224.5
	Net local authority area (ii)	-	-	-	-	-

Net internal floorspace is not currently monitored

*Town centres' comprise land of town centres of Harrogate, Knaresborough and Ripon, as detailed in Harrogate District Local Plan (2001, amended 2004)

Housing

5.16 PPS3 explains that housing trajectories are an essential part of the housing implementation strategy in terms of managing delivery. PPS11, PPS12 and the RSS and LDF Monitoring Guides provide further details on how housing trajectories

should be used as an active monitoring mechanism linked to AMRs.

5.17 Indicator H2 reflects the approach in guidance setting out various components making up a housing trajectory.

H1: Plan period and housing targets	
Purpose	To show the planned housing period and provision

	Start of Plan period	End of Plan period	Total housing Required	Source of plan Target
H1	2004	2023	7410	Adopted Core Strategy (Feb 2009)
H1 (b) (if required)	N/A	N/A	N/A	N/A

H2(a): Net additional dwellings – in previous years	
Purpose	To show recent levels of housing delivery

H2(b): Net additional dwellings – for the reporting year	
Purpose	To show levels of housing delivery for the reporting year

H2(c): Net additional dwellings – in future years	
Purpose	To show likely future levels of housing delivery

H2(d): Managed delivery target	
Purpose	To show how likely levels of future housing are expected to come forward taking into account the previous years performance

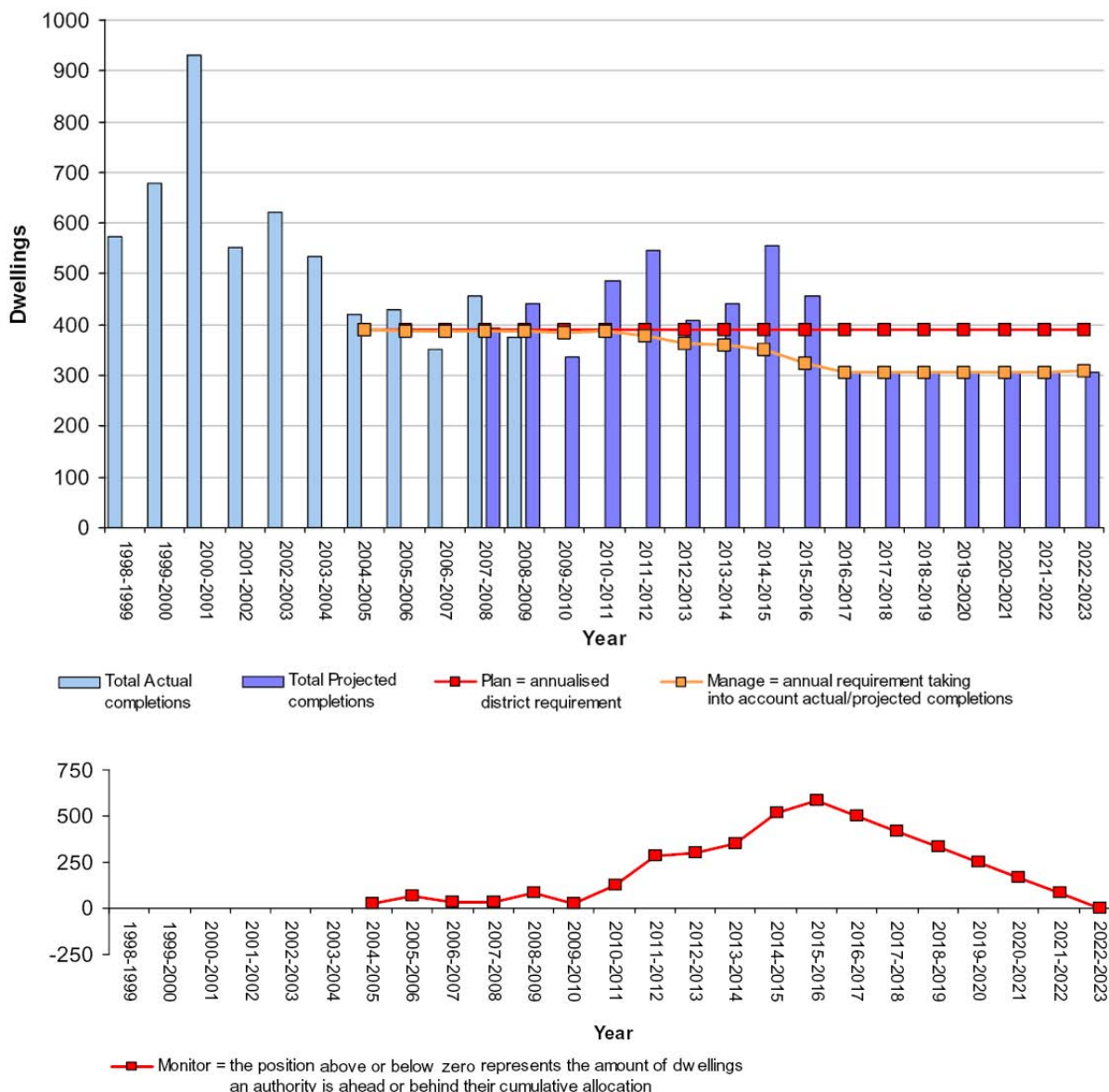
		02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	
H2a		623	534	417	430	348	446	350																
H2b									194															
H2c	a) net additions																							
	b) ha																							
	c) targets																							
H2d									335	486	548	409	442	555	456	307	306	306	306	306	306	306	306	306

5.18 Totals are gross completions. Monitoring systems will be developed to record net completions and to enable the preparation of a housing trajectory in accordance with core output indicator guidance set out above. The values for projected completions (H2d) are derived from the illustrative Housing Trajectory in the adopted Core Strategy. These projections will be amended in line with new evidence from the emerging Local Development Framework as work progresses on the Sites and Policies DPD.

5.19 The illustrative housing trajectory below was submitted to the Core Strategy examination in March 2008. It has been updated to show the latest actual completion totals, however the projected completions remain unchanged.

The projections will be amended in line with new evidence from the emerging Local Development Framework as work progresses on the Sites and Policies DPD. The trajectory suggests that up to 2010 the delivery of housing will be about the level of the District's annualised housing requirement of 390 dwellings. If windfalls on small sites and conversions occur at historic rates, this will be more than counterbalanced with a higher rate of development up to 2016. In order to avoid a significant over-supply of housing by 2023 and dependent upon the exact level of windfalls 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 house building on greenfield land.

Figure 2 – Harrogate District housing trajectory (illustrative)



H3: New and converted dwellings – on previously developed land	
Purpose	To show the number of gross new dwellings being built upon previously developed land (PDL)

		Total
H3	Gross	232
	% gross on PDL	66.6%

H4: Net additional pitches (Gypsy and Traveller)	
Purpose	To show the number of Gypsy and Traveller pitches delivered

H4		Permanent Pitches	Transit Pitches
	Pitches Completed	0	0
	Pitches Lost	0	0
	Net Total	0	0

H5: Gross affordable housing completions	
Purpose	To show affordable housing delivery.

	Social rented homes provided	Intermediate homes provided	Affordable homes Total
H5	50	42	92

H6: Housing Quality – Building for Life Assessments	
Purpose	To show the level of quality in new housing development

- 5.20 The Council's Core Strategy (Adopted Feb 2009) contains policy EQ1 which requires all new development requiring planning permission to attain Code Level 3 of the DCLG Code for sustainable homes.
- 5.21 All other types of development are required to attain the "Very Good" standard as set out in the Building Research Establishment Environmental Assessment Method (BREEAM).
- 5.22 Monitoring systems will be developed to record the level of quality in new housing development.

Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
Purpose	To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality

	Flooding	Quality	Total
E1	5	0	5

E2: Change in areas of biodiversity importance	
Purpose	To show losses or additions to biodiversity habitat

	Loss	Addition	Total Change
Area of Biodiversity Habitat	0	0	0

- 5.23 There have been no losses in areas of biodiversity importance.

Total Area of biodiversity importance	22638.8ha
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- 5.24 The total area of biodiversity importance (SINCs, SSSIs, LNRs) has increased from 2008 AMR due to inclusion of LNRs.
- 5.25 Monitoring systems will be developed to record changes in areas of biodiversity importance.

E3: Renewable energy generation	
Purpose	To show the amount of renewable energy generation by installed capacity and type

- 5.26 Different types of installations have been completed including wind turbines and ground source heat pumps in various locations. Details of the amount of renewable energy generated by these and other installations is not known at the present time.
- 5.27 The Council's target for renewable energy generation is for a total of 17mW installed grid-connected renewable energy capacity by 2010 & 70mW by 2021
- 5.28 Monitoring systems will be developed to enable details to be recorded which contribute to this target.

Core Strategy – Measuring Success

- 5.29 To measure the success of the adopted Core Strategy in achieving its vision and objectives for Harrogate, indicators and targets have been identified for each policy. These are based on core output indicators set by the government, supplemented where appropriate by local indicators to address issues of local importance.
- 5.30 Monitoring of the Core Strategy will enable future AMR's to:
- Assess the extent to which policies in the Core Strategy (and other DPDs) are being implemented;
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies in the Core Strategy (and other DPDs) and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 5.31 The Core Strategy was adopted in February 2009, leaving only a 6-week period from adoption to the end of the monitoring period in March 2009. Indicators have not been recorded for this short period but monitoring systems will be developed that will enable the effectiveness of the Core Strategy from adoption to the end of the March 2010 to be reported on in the 2010 Annual Monitoring Report.

Supplementary Planning Documents

- 5.32 The House Extensions and Garages Design Guide SPD was adopted in September 2005. Training courses and reviews have shown that the guidance is considered an effective document in negotiations with agents and developers, has reduced the numbers of queries received and has been given considerable weight at appeals. This process has also highlighted a number of areas where clarification or updates are required. This will also need to incorporate any changes necessary to bring it into line with the requirement for Design and Access Statements (where such a statement is needed) and to reflect changes in permitted development rights.
- 5.33 Following adoption of both the Provision of Open Space in Connection with New Development SPD and the Provision for Village Halls in Connection with New Housing Development SPD meetings were held with Parish Councils to explain the purpose of this guidance and how it will be applied. Both these SPDs were revised in April 2009 to take account of updated commuted sum rates for developer contributions. The SPDs are used to assist in pre-application discussions with developers and are sent out with acknowledgement letters for appropriate planning applications.
- 5.34 The guidelines on Equestrian Development in Nidderdale AONB was adopted in August 2007 and was publicised in local newsletters. It is used in pre-application discussions and reports to guide decisions on planning applications.

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, taking account of the level of housing provision set out in the Regional Spatial Strategy.
- 6.3 The Regional Spatial Strategy, the Yorkshire and Humber Plan, was published in May 2008 and the annual average net additions to the dwelling stock in Harrogate District required by Policy H1 from 2004 to 2026 is 390.
- 6.4 The Harrogate District Core Strategy, which was adopted in February 2009, plans for this annual average net additions to the dwelling stock to be provided up to 2023 and distributes these new dwellings in accordance with Policies SG1 and SG2. This means that some 7410 new dwellings will be built throughout the District in the period 2004 to 2023.
- 6.5 The evidence base to support a flexible supply of housing land will include a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA was published in March 2009 and was prepared in partnership with the commercial, public and voluntary sectors and will be reviewed on an annual basis.
- 6.6 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 2023. To date, the Council has published its 'preferred options' for land to be allocated for housing (Site Allocations (Homes and Jobs) DPD). Consultation on these preferred options took place in January/February 2008. The Council will consider the evidence provided by the SHLAA in making decisions about which sites to allocate in the Sites and Policies DPD which following the publication of the LDS 3rd review is the DPD that will now identify sites for housing.

- 6.7 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
 - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years

Five Year Housing Land Supply

- 6.8 In a letter from the Government to Chief Planning Officers dated 20 August 2008, all local planning authorities were advised to provide information on the five year housing land supply and include this in their Annual Monitoring Report. The 2009 AMR provides information on the five year housing land supply from 1 April 2010 to 31 March 2015.

- 6.9 Therefore, this section of the Council's AMR provides the information on the following sources of housing to demonstrate compliance with PPS3, associated guidance/advice notes and the above mentioned letter from the Government:

Dwelling completions	1 Apr 2004 to 30 Nov 2009
Outstanding Local Plan Allocations	30 Nov 2009
Outstanding planning permissions	30 Nov 2009
Applications pending	30 Nov 2009
Unallocated brown-field land	Deliverable by 31 Mar 2015
Windfall housing (if appropriate)	Allowance up to 31 Mar 2015

Dwelling completions: April 2004 to November 2009

6.10 Annual dwelling completions between these dates were as follows:

2004/05	419
2005/06	430
2006/07	351
2007/08	456
2008/09	375
2009	194 (1 Apr to 30 Nov 2009)

Total 2225

6.11 The total of 2225 new dwellings is a gross figure and needs to be adjusted to give the equivalent net total of completions for this period. A 5% reduction of the gross figure has been applied, based on the comparison between the net and gross requirement set out in the Regional Spatial Strategy (RSS) for this District (390 net / 410 gross = 95%).

95% of 2225 is 2114 dwellings.

Outstanding Local Plan Allocations: 1 April 2009

6.12 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.

6.13 These are sites H4a, Rugby Ground, Claro Road, Harrogate and H4c, Westholme Road, Masham.

6.14 Site H4a, Rugby Ground, Claro Road, Harrogate is considered no longer available for residential development and has therefore not been included in the housing land supply figures. The development of this site for housing is dependent upon the satisfactory replacement of

rugby ground facilities. This is now considered unlikely – an extensive search over many years for alternative sites (most recently in 2008) and the close scrutiny of two firm proposals for relocation at public inquiries has demonstrated the difficulties in finding a site which complies with planning policy.

6.15 Site H4c, Westholme Road, Masham can be delivered before 2015. 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 emerging Local Development Framework.

Outstanding planning permissions: 30 November 2009.

6.16 As at 30 November 2009 there were a total of 1526 dwellings (gross) with planning permission for housing development. This breaks down as follows:

- 355 dwellings on large sites (10 or more dwellings)
- 1171 dwellings on small sites (under 10 dwellings)

6.17 Only those sites and dwellings that are likely to be built before the end of March 2015 can be included in the District's five-year housing land supply.

6.18 Table 1 (overleaf) assesses the deliverability of the outstanding large site dwelling yield of 355. It takes into account surveys of agents which sought views on the likely deliverability of individual sites. This survey is currently being updated and information is included where provided. From this assessment it is reasonable to conclude that 310 new dwellings (gross) on these large sites will be completed before March 2015.

Table 1: Deliverability of the outstanding sites

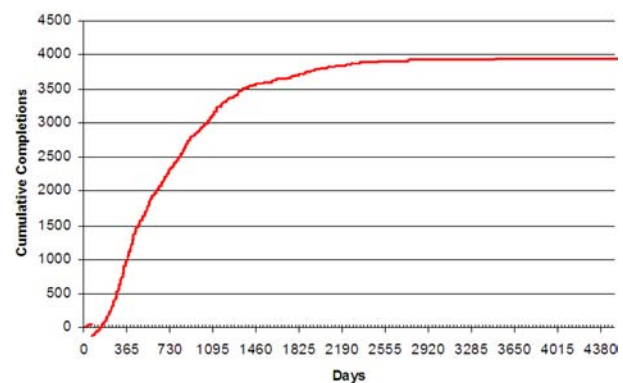
Reference	Location	Site Total	Out-standing	Comment	Net deliverable dwellings within five years
00/02132/ REM08/02932/FUL	St Andrews Estate, Kirkby Malzeard Housing Estate Harrogate District	21	3	Site under construction	3
02/02355/REMAJ	Former Nursery Site Off Halfpenny Lane Knaresborough North Yorkshire	170	11	Site under construction	11
03/05970/FULMAJ, 06/05066/FUL	Hall Farm Tockwith Road Long Marston York North Yorkshire YO26 8PQ	11	1	Site under construction	1
04/00971/FULMAJ	Land At Grid Ref 429684/456797 Sykes Grove Harrogate North Yorkshire	10	10	-	10
05/00818/REM, 05/05053/REMAJ, 05/05068/REMAJ, 05/05267/REM	Watermill Estate North Stainley Housing Estate Harrogate District	90	19	Site under construction	19
05/02446/FULMAJ	St George's House 7-9 Harlow Oval Harrogate North Yorkshire	22	22	Site under construction	22
05/05126/FUL, 06/01277/RENEW	5-7 Lancaster Park Road Harrogate North Yorkshire HG2 7SW	15	4	Site under construction	4
06/03842/FULMAJ	Manse Farm York Road Knaresborough North Yorkshire HG5 0SP	12	12	-	12
07/02037/FULMAJ	Former Builders Yard Land To South Of Bogs Lane Harrogate North Yorkshire HG1 1JF	38	14	Site under construction	14
07/04336/FULMAJ	Cruet Farm Hollins Lane Hampsthwaite Harrogate North Yorkshire HG3 2HH	13	11	Site under construction	11
08/01497/RG4MAJ	Spacey Houses Farm Princess Royal Way Harrogate North Yorkshire HG3 1LD	14	14	Ongoing discussions taking place	14
08/05126/FULMAJ	17-23 Parliament Street Harrogate North Yorkshire HG1 2QU	14	14	Revised scheme	14
08/03431/FULMAJ	Somerley 38 Boroughbridge Road Knaresborough North Yorkshire HG5 0NJ	14	14	-	14
08/05550/FULMAJ	Ripon House Residence Lane Ripon North Yorkshire HG4 1LN	27	27	-	27
91/02718/REM	Land Off St Johns Walk Kirby Hill Housing Estate Harrogate District	16	6	Site under construction	6
08/04706/FUL	18 Roche Avenue Harrogate North Yorkshire HG1 4ES	11	6	Site under construction	6
08/04178/FULMAJ	Jacksons 60 - 64 High Street Harrogate North Yorkshire HG2 7JE	12	12	-	12
09/00906/OUTMAJ	Former Advanced Technology Park And Land To The West Wetherby Road Boroughbridge North Yorkshire	155	155	-	110
Total		665	355		310

- 6.19 The number of net dwellings deliverable from these sites is 305 new dwellings. (There are 5 residential losses associated with the applications in Table 1).
- 6.20 1171 dwellings have permission on small sites. Of these 498 (gross) are on sites under construction and therefore considered to be deliverable up to the end of March 2015. The number of net additional dwellings from small sites under construction is 463 new dwellings. There are 35 losses, based on a proportion of the total lost for the entire site, which can be attributed to these remaining dwellings (calculated on a site by site basis).
- 6.21 Not all of the remainder (673 Dwellings (gross)) are likely to be built during the prescribed period up to 2015. Past trends show that with the high demand for housing in the District 94% 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% (of the 94% of dwellings built from planning permissions) are completed within 5 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 595 dwellings. As with completions, application of a 5% reduction to the gross figure provides a net estimate from this source of 565.
- 6.22 In total, outstanding planning permissions as at 30 November 2009 are estimated to be able to deliver the following net dwellings:
- 305 dwellings (large sites)
 - 463 dwellings (small sites under construction)
 - 565 dwellings (other small sites)
 - 1333 dwellings (total)**
- 6.23 There will be further planning permissions granted for residential development during the 4 months from 30 November 2009 till the start of the 5-year housing land supply period at the end of March 2010. An estimate of what these permissions might yield is given in Table 4 and this is summarised in the applications pending section below.

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



Unallocated Brownfield Land

6.24 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 5 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. 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 30 November 2009, included in the Council's Preferred Options for housing allocations in the Site Allocations (Homes and Jobs) DPD published in January 2008 providing they are achievable

(could be delivered on the site) before 2015 and net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 30 November 2009.

Brownfield Preferred Option sites

- 6.25 Table 3 details relevant information on the brownfield preferred option sites, including comments from agents and landowners during the consultation. The total yield from this source of supply is 660 new dwellings (net).
- 6.26 The yield from sites in Table 3 has been updated to take into account information received during the consultation on the SHLAA in 2009. Where appropriate no capacity is given if the site is no longer available by 2015 or the site appears in another source of supply.

Table 3: Brownfield Preferred Option sites from the emerging Local Development Framework

Site Ref	Location	Revised Capacity	Comments
H39	BT Training Centre, Harrogate	102	Agents (Savills) – availability confirmed, capacity 170
H104	Land at Cornwall Road, Harrogate	96	Agents (Sanderson Wetherall) – availability confirmed
H105(1)	Land West of Harlow Moor Road, Harrogate	54	Agents (Sanderson Wetherall) – availability confirmed
H107	Station Parade, Harrogate	100	Agents (DPP) – increase to 160 – some available in 5 year supply
H110(1)	White's Removals, Mornington Terrace, Harrogate	18	1 owners of parts of site has confirmed availability other will consider again in 2013.
H1013	Spa Lane, Starbeck	10	HBC
H1014	Diamond Grove Garages, Starbeck	0	HBC
H1023	Spa Tennis Club, Kent Drive, Harrogate	14	Availability confirmed Planning application for 14 dwellings, December 2008, withdrawn
K10	Off Chain Lane, Knaresborough	0	Site unavailable
R23	Red House, Palace Road, Ripon	40	Availability confirmed – pre-application discussions
R17	Old Goods Yard, Hutton Bank, Ripon	42	Agents (Savills) – Availability confirmed, on-going pre-application discussions
R11	Gas Works, Stonebridgeway, Ripon	0	Agents (Indigo) – advised owners considering non-residential uses in, January 2008
R10	Ripon Auction Mart	79	Agents (Strutt and Parker) – site available by 2010/2011
R1009	Black Swan Yard, Ripon	10	Site identified during SHLAA site survey
R1007	95 Harrogate Road, Ripon	10	Site identified during SHLAA site survey
R1008	Ex Library, Water Skellgarth, Ripon	10	Site identified during SHLAA site survey
M1	Auction Mart, Masham	30	Availability confirmed by agents, November 2009
P2	Highways Depot, Pateley Bridge	13	Agents (Jacobs) - availability confirmed, pre-application discussions

P6	Coal Yard, Greenwood Road, Pateley Bridge	21	Availability confirmed, pre-application discussions
RL1132	Former Killinghall Garage, Killinghall	5	Site identified during SHLAA site survey
B11(1)	Riverside Sawmills	100	Availability confirmed by Agents (Strutt & Parker), November 2009
TOTAL		754	

Potential dwelling yield from planning applications pending at 30 November 2009

6.27 A further source of unallocated brownfield land that can be included in the 5-year housing supply in accordance with the guidance in PPS3 is the potential dwelling yield from planning applications pending as at 30 November 2009.

6.28 The number of net additional dwellings identified from planning applications pending on brownfield sites at 30 November 2009 which are considered to be deliverable within five years is 100 (See Table 4).

6.29 Table 4 includes details of all those outstanding planning applications for 5 or more dwellings to which there is no objection in principle to residential development and which have a reasonable prospect of being delivered by 2015. There is also an additional supply from planning applications for between 1 and 4 dwellings that could also come forward by 2015 (72 (65 Net) dwellings). Further work would be required to fully assess the supply from this source.

6.30 There are also ongoing discussions with agents and applicants on a range of sites for new residential development throughout the District indicating that there is still interest and development pressure for new housing.

Table 4: Net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 30 November 2009

Reference	Location	Description	Dwellings
07/05275/ FULMAJ	Glasshouses Mill, Glasshouses	Conversion and extension of mill and associated buildings to form 48 flats, 2 business units (Use Class B1) and restaurant (Use Class A3). Conversion of existing barn and erection of a new build barn to form 6 residential units with associated store building	48
07/05220/FUL	Old Hall Caravan Park Skelton Road Langthorpe	Change of use of land to allow the siting of 19 residential park homes.	19
09/04104/FUL	Dalesgate Press Unit 3, Black Swan Yard Somerset Row Ripon	Demolition of industrial unit and erection of 7 terraced dwellings with associated parking (Site Area 0.09ha) (revised scheme).	7
09/03687/FUL	Land And Buildings South East Of St Wilfrids Mews St Wilfrids Road Ripon	Erection of 5 terraced dwellings, 1.8m high boundary fence, formation of vehicle and pedestrian access and felling of 2 Sycamore trees within Ripon Conservation Area (site area 0.05ha).	5
09/05036/FUL	Bondgate House South 44 Bondgate Ripon	Conversion of 3 flats to form 8 flats (Site Area 0.05ha).	8
09/02583/FUL	Thornton Manor Farm Thornton Bridge York	Erection of 2 semi-detached affordable dwellings, conversion of 3 barns to form 3 dwellings and formation of new vehicular access (Site Area 0.56ha).	5
09/04826/FUL	Land West Of 19 Halfpenny Lane Knaresborough	Erection of 8 dwellings (site area 0.19ha).	8
-	-	Net applications for 1 to 4 dwellings as at 30/11/2009.	65 (Not included in total)
TOTAL	100		

Summary of site specific supply of housing land

6.31 The information below sets out the total estimated supply of new dwellings from specific sites from 2004 to 2015 in the Harrogate District:

Dwelling completions (2004 to 2009)	2225
Outstanding allocations	25
Planning permissions (Nov 2009)	1333
Applications pending (Nov 2009)	100 <i>(Sites of 5 or more dwellings)</i>
Unallocated brownfield land	754
Total site-specific supply (2004 to 2015)	4437

6.32 This compares with the aggregated District housing requirement of 4,290 new dwellings from 2004 to 2015 and indicates that the District will be able to match the housing requirement of the RSS for its first ten years. Table 5 calculates the residual housing requirement up to 2015 having discounted completions to November 2009. It concludes that the District has a 5.36 year housing land supply of deliverable sites during the period April 2010 to March 2015. This is a minimum figure as it seeks to reconcile the undersupply of housing within the first 5-years of the plan period.

Table 5: Calculation of five-year supply

RSS Requirement 2004 - 2015	4290
Completions 2004 – Nov 2009	2225
Residual requirement to 2015	2065
Time remaining as at 01/04/2010	5.0 years
Residual annual requirement	413
Site specific supply	2212
Supply in years	5.36 years supply
Supply expressed as percentage	107%

Windfall housing

6.33 The SHLAA working group has agreed that a threshold should be used in the SHLAA below which sites will not be identified. The group has considered a threshold whereby only sites yielding 10 or more dwellings in the District's five main towns and Ripon City and sites yielding 5 or more dwellings in the District's most sustainable villages are identified within the SHLAA. These thresholds match those used in the preparation of the emerging Local Development Framework.

6.34 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. Table 6 illustrates the amount of new dwellings derived from these small sites over the past 11 years. It also illustrates the amount of new dwellings derived from building conversions of any size throughout the District. These are also very difficult to identify in advance.

Table 6: Small site new build brownfield completions and conversions for Harrogate District 1998-2009

	Harrogate	Knares-borough	Ripon	B'bridge	Masham	Pateley Bridge	Villages & Rural	Total
a) Small Site New Build	281	62	147	37	8	9	88	632
b) Conversions	1143	84	170	64	16	13	714	2204
c) Total	1424	146	317	101	24	22	802	2836
d) Mean Total Per Annum	129	13	29	9	2	2	73	257

- a) Small site new build brownfield completions between 1 April 1998 and 31 March 2009 within the development limits or built up areas of listed settlements for each area. (Small sites defined as less than 10 dwellings for the six main settlements and less than 5 dwellings for other classified settlements).
- b) All conversions between 1 April 1998 and 31 March 2009.
- c) The total of a) and b).
- d) c) divided by 11 years (1 April 1998 and 31 March 2009) to produce a mean figure per annum for each area. (Rounded to the nearest dwelling).

6.37 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. This is demonstrated through 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. Table 7 illustrates that during this period 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. It is highly likely therefore that in the period to 2015 a significant number of new dwellings will be built on sites that will not be identified in the Council's SHLAA (March 2009) either through existing planning permissions or unallocated brownfield land. This will represent an additional source of housing supply.

Table 7: Dwellings granted permission and completed between 2002-2009 on sites over the threshold but not identified in the 2002 Urban Housing Capacity Study

Settlement	Harrogate	Knares-borough	Ripon	Borough-bridge	Masham	Pateley Bridge	Total
Completed	289	16	117	29	5	0	456

6.38 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.

